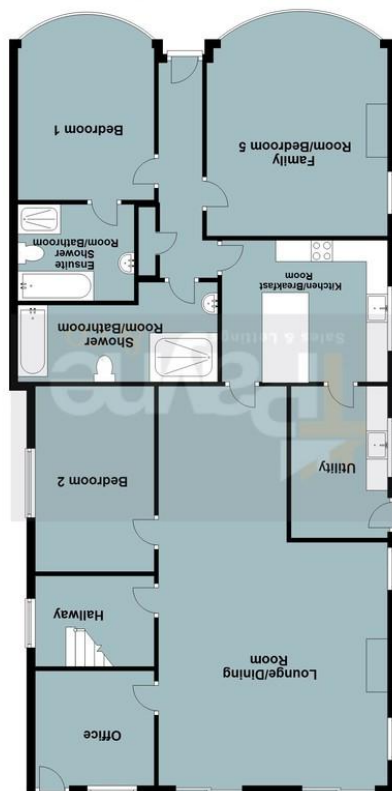


Total area: approx. 198.8 sq. metres (2139.5 sq. feet)  
 Plans are for representation purposes only  
 Plans are for representation purposes only



First Floor  
 Approx. 47.9 sq. metres (515.8 sq. feet)



Ground Floor  
 Approx. 150.9 sq. metres (1623.6 sq. feet)

First floor

Ground floor

Chatters Office  
 6 High Street, Chatters PE16 6BE  
 Wisbech Office  
 The Boatouse, Harbour Square, Wisbech PE13 3BH  
 01354 696700 info@tpayneandco.co.uk  
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01354 696700 info@tpayneandco.co.uk



**London Road, Chatteris, Cambs, PE16 6SF**

Extended Detached Chalet Bungalow - 4 Double Bedrooms - Kitchen & Utility - Lounge/Diner - Family Room & Office - En-Suite to Master, Four Piece Bathroom on Ground Floor & Bathroom To First Floor - Enclosed Rear Garden - Driveway To Front - Call To View (01354) 696700

**£410,000**





**Ground Floor**

**Entrance Hall**  
Built in storage cupboard, single radiator and tiled flooring.

**Family Room/Bedroom 5** 4.42m (14'5") x 4.11m (13'4")  
Double glazed Bow window to front, double glazed window to side, fireplace with surround and two single radiators.

**Bedroom 1**

3.87m (12'6") max x 3.51m (11'5")  
Double glazed Bow window to front and single radiator.

**Ensuite Shower Room/Bathroom**  
Fitted with four piece suite comprising shower area, panelled bath, wash hand basin and low-level WC tiled surround, heated towel rail, tiled flooring and spotlights.

**Kitchen/Breakfast Room**

3.66m (12') x 3.33m (10'9")  
Fitted with a matching base and eye level units with worktop space over, matching breakfast bar, stainless steel sink, integrated fridge and dishwasher, built-in oven, built-in induction hob, double glazed window to side, single radiator and tiled flooring.

**Utility**

3.57m (11'7") x 2.37m (7'7")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, double glazed window to side, single radiator and tiled flooring.

**Lounge/Dining Room** 9.40m (30'8") max x 5.76m (18'8")

Two double glazed windows to side, open fire with brick-built surround, three single radiators and two sliding doors leading to the rear of the property.

**Office** 2.96m (9'7") x 2.70m (8'8")

Double glazed window to rear and single radiator.

**Shower Room/Bathroom**

Fitted with four piece suite comprising shower cubicle, panelled bath, wash hand basin and low-level WC, part tiled walls and tiled flooring.



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**Hallway**  
Double glazed window to side, single radiator and stairs leading to the first floor.

**Bedroom 2** 4.12m (13'5") x 2.94m (9'6")  
Double glazed window to side and single radiator.

**First Floor**

**Landing**  
Built in storage cupboard.

**Bedroom 3** 4.98m (16'3") x 4.09m (13'4")  
Three windows to side, built in storage cupboards and single radiator.

**Bedroom 4** 4.98m (16'3") x 2.82m (9'2")  
Double glazed window to rear, built in storage cupboards and single radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled surround, double glazed window to side and single radiator.

**Outside**  
To the front of the property there is a paved driveway allowing parking for multiple cars. There is also a well-maintained front garden which comprises of lawn and planted mature shrubs and plants.

There is a metal side gate allowing access to a generous sized rear garden, there is a raised brick-built patio with steps leading to a

large lawn area. The borders are planted with mature shrubs and multiple trees.

EPC- TBC



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