



ELM ROAD, MARCH, PE15 8PS

OIEO: £700,000

GAVIN HUMAN

exp[®] UK

CAMBRIDGE ESTATE AGENT

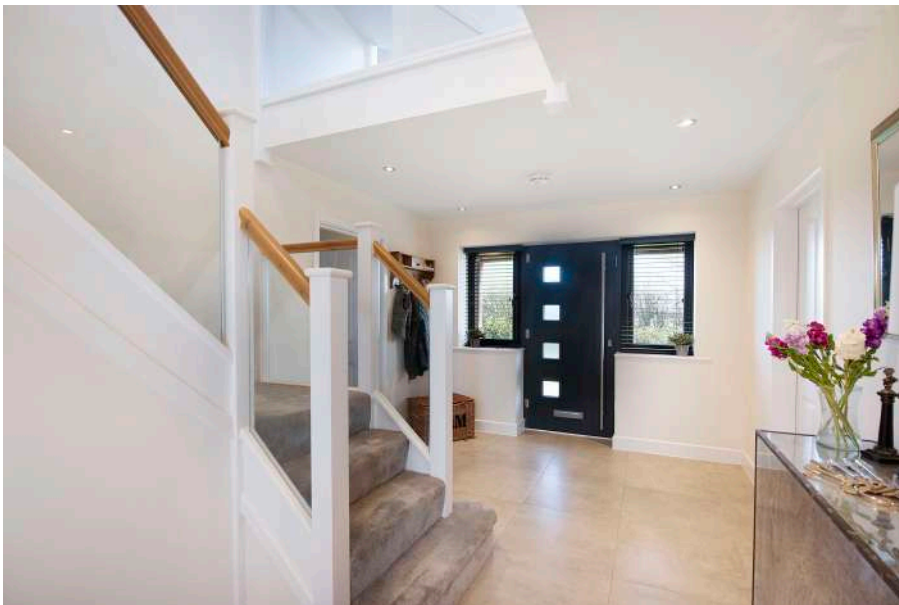
Situated on the edge of this thriving Market town, this 6 bedroom home over 3 floors offers you space and versatility along with comfort and style.

Elm Road is an individually designed family home that caters for any family that needs multi-generational living or a work from home options; with the large garage/annexe providing a flexible and spacious solution

From the private gated driveway and large private garden outside, to the underfloor heating and luxurious kitchen and dining living area at the rear of the house - this is a home that delivers something extra.



- 6 bedrooms (3 with en-suite)
- 3 reception rooms
- Underfloor heating throughout ground floor
- Large feature entrance hall
- 3 floors of accommodation
- Master bedroom with en-suite and large walk-on balcony
- Triple garage with self contained annexe / office suite
- Electric gated driveway & ample off road parking
- Private garden with westerly aspect.



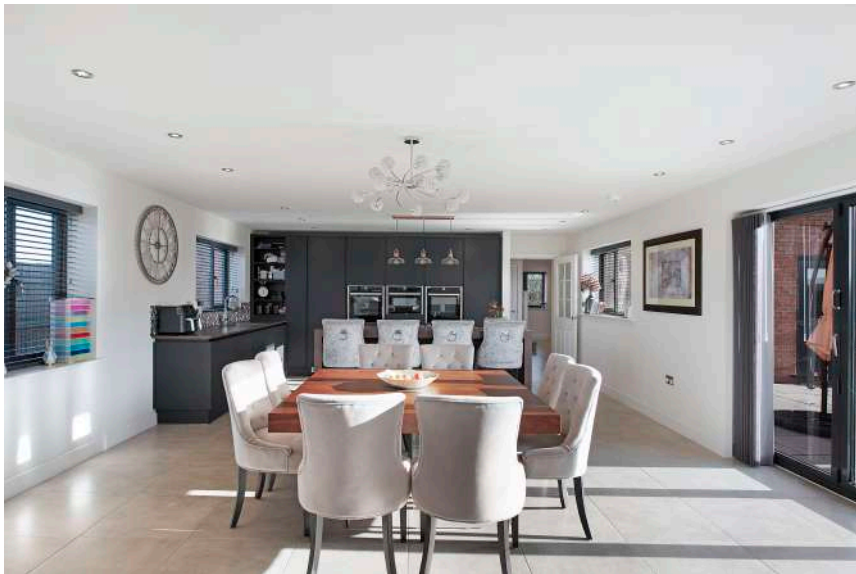


Sitting room



Kitchen area

Dining area



Dining / Living area





Master bedroom with en-suite and balcony

The **MAIN BEDROOM** is the type of spacious suite that provides two distinct areas: a dressing area with fitted cupboards and mirrored sliding doors, which is next to the ensuite bathroom. The bathroom comprises a quality four-piece suite with a low level flush WC, a wash hand basin, a double ended bath, and a separate shower cubicle.

he main bedroom area is often bathed in light with two windows to the side and patio doors leading out onto a walk on balcony, which enjoys a westerly aspect that offers some spectacular sunsets.



Master bedroom with en-suite and balcony

Master bedroom with en-suite and balcony





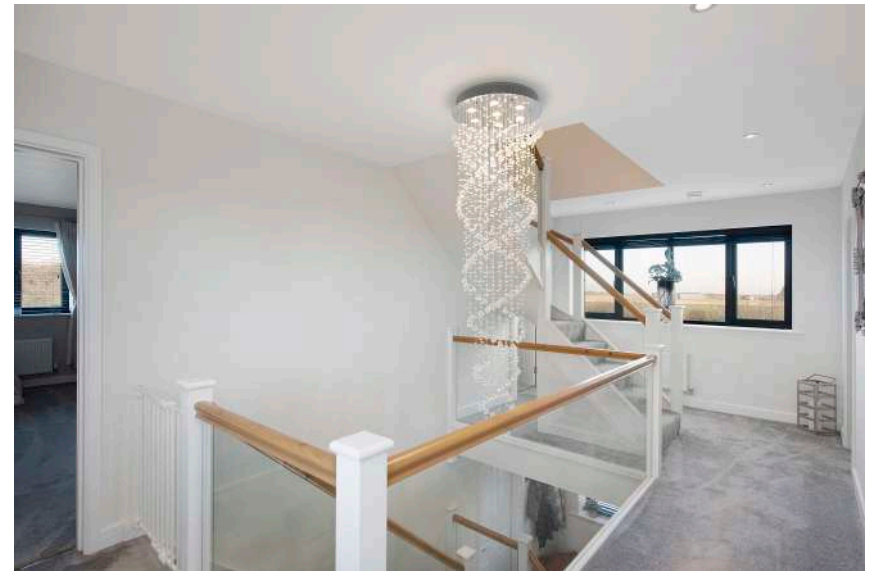
Bedroom Two



Bedroom Three



Bedroom Four



First floor landing



Bedroom Two

2nd Floor Bedroom with en-suite



1st floor landing

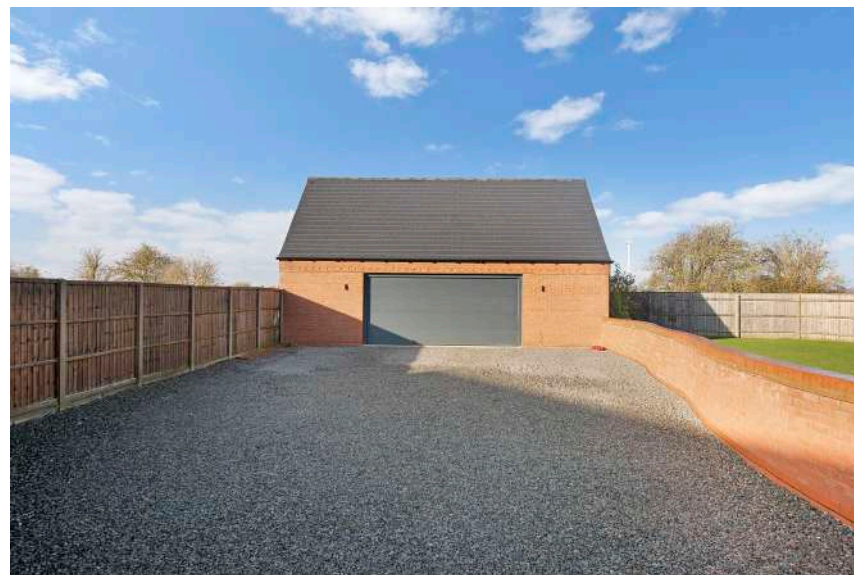
As well as three excellent sized double bedrooms on the first floor, the landing rises via another balustrade staircase to a second floor where you will find three double bedrooms two further bedrooms.

These two double bedrooms are identical with each having a slight window to the front, and an en-suite shower with a WC and a hand basin.

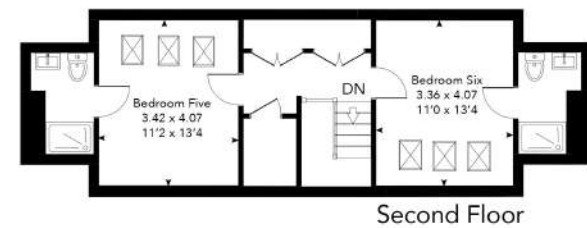
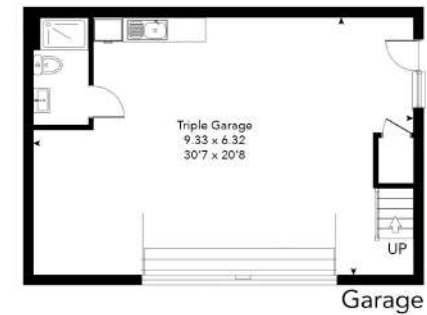
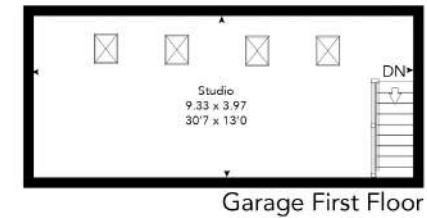
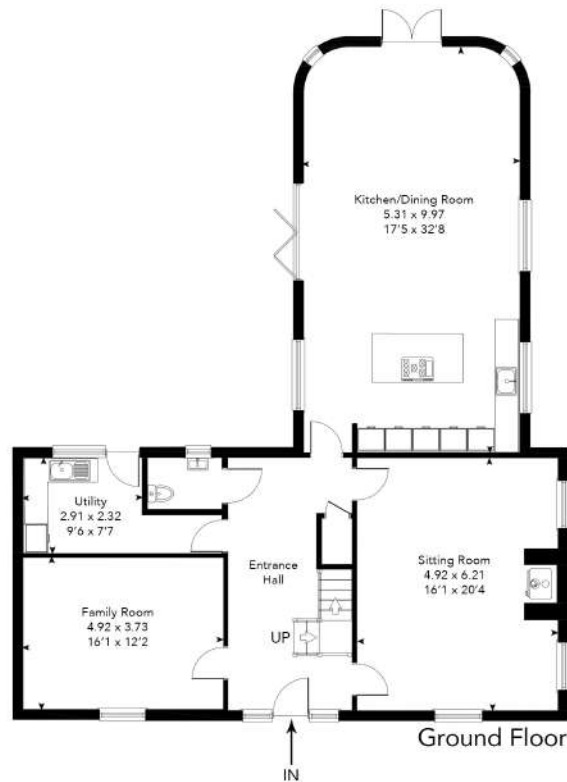
The **TRIPLE GARAGE / ANNEXE** has an electric roller door and a side door entrance. The garage has been fully insulated and is commonly used as an annexe area with fitted kitchen units on the ground floor including a sink and a fridge freezer. There is also a walk-in shower room and a low-level flush WC and wash hand basin.

A balustrade staircase rises to the attic room, which has four skylight windows and enough room for a double bed, living area, and dressing area. The annexe / garage is currently used by an extended member of the family as a full time annexe, but this could also make an ideal home office.





Approximate Gross Internal Area = 302 m² / 3251 ft²
 Garage = 96 m² / 1033 ft²
 Total = 398 m² / 4284 ft²
 For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Gavin Human - The Cambridge Estate Agent © 2024

KEY INFORMATION

Property Type	Detached house
Bedrooms	Six
Council Tax	Band G
Square footage	3251sqft approx 4282 sqft (Including Annexe)
EPC Rating	B
Age	2018
Last sold date	June 2018
Title Number	CB438432
Plot size	0.33 acres
Heating	Gas Central Heating
Tenure	Freehold

LOCAL AREA

Local Authority	Fenland District Council
Flood Risk River & Seas	No risk
Flood Risk surface water	Low
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Standard	23 mbps
Ultrafast	1000 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	No

Mobile Signals (based on calls indoors)

Ee	Amber
3 (Three)	Red
O2	Amber
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Manea Rail Station	6.21 miles
March Rail Station	6.82 miles
Whittlesea Rail Station	8.76 miles
Huntingdon Rail Station	15.3 miles

Trunk Roads/Motorways

M11 J14	16.16 miles
M11 J13	17.66 miles
M11 J12	19.2 miles
A1 (M) J14	13.87 miles
A1 (M) J15	13.3 miles

Airports/Helipads

Stansted Airport	41.03 miles
Luton Airport	44.24 miles

TRANSPORT (LOCAL)

Bus stops

Little Curf Drove	0.14 miles
Doddington Road	0.23 miles
Fenland Way	0.28 miles

SCHOOLS

Primary

All Saints Interchurch Academy	0.86 miles
Westwood Primary School	1.07 miles
Cavalry Primary School	1.95 miles

Secondary

Cromwell Community College	1.27 miles
Neale-Wade Academy	5.3 miles
Abbey College	5.92 miles

10 year history of average house prices by property type in PE15

Detached	+84.97%
Semi-Detached	+82.19%
Terraced	+74.93%

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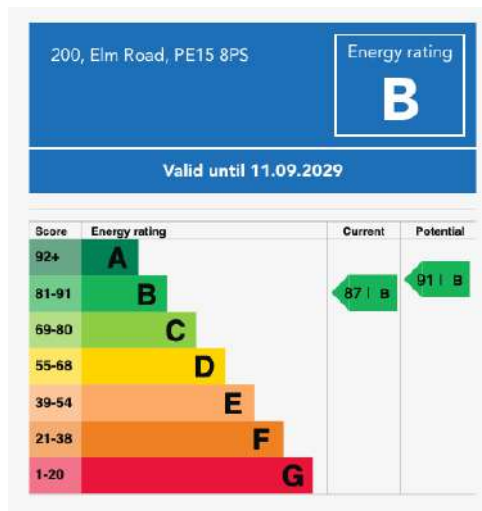
EXPERIENCE
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KEY INFORMATION

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