

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
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WISBECH

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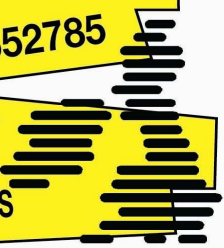
7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**CAMBERWELL
HALFPENNY LANE
ELM PE14 0AE**

THE PROPERTY:

VERY WELL PRESENTED VERY DECEPTIVE THREE/FOUR
BEDROOM DETACHED HOUSE IN THIS HIGHLY SOUGHT
AFTER LANE IN THE HIGHLY SOUGHT AFTER VILLAGE WITH
ITS OWN SCHOOL & PUB *21' LOUNGE *19' KITCHEN
*20' UTILITY *GAS FIRED CENTRAL HEATING *DOUBLE
GLAZING *230 SQ FT GARAGE/WORKSHOP PLUS CAR PORT
PLUS MULTI VEHICLE OFF ROAD PARKING *HUGE
ATTRACTIVE GARDENS TO REAR! *VIEW QUICKLY TO AVOID
DISAPPOINTMENT

THE PRICE:

OIEO £400,000 FREEHOLD EPC BAND D REF. 8593

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. 8593 CAMBERWELL, HAL PENNYLANE, ELM

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 1.4 miles and turn right by the China Rose Takeaway signed Elm and Friday Bridge. Follow the road into the village for about 0.4 mile then turn right just before the old village hall into a small lane which is Halfpenny Lane. The property is immediately on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL/UTILITY AREA:

20' (max) x 5' (max) With hand wash basin, plumbing for automatic washing machine, vent for tumble drier.

INNER HALL:

With under stairs cloaks cupboard, under stairs cupboard.

LOUNGE/DINER:

21'10" (max) x 14'10" (max) With feature archway, feature fire surround enclosing a multi fuel burner.

KITCHEN/BREAKFAST ROOM:

19'10" (max) x 10'4" (max) With range of wall cupboards, preparation surfaces with drawers and cupboards under, Smeg electric oven, space/plumbing for dishwasher, inset stainless steel double bowl sink unit with mixer tap and cupboards under, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., tiled walls, extractor fan.

GROUND FLOOR BEDROOM 4/GARDEN ROOM:

11' (max) x 10'7" (max) With laminate floor, double glazed French doors to rear garden.

FIRST FLOOR:

LANDING:

With access to loft, part boarded loft with folding ladder.

BATHROOM/W.C./SHOWER ROOM:

With pedestal wash basin with mixer tap, low level w.c., shower/bath with mixer tap plus shower plus folding shower screen, tiled walls, extractor fan.

BEDROOM NO 1:

16'5" (max) x 10' (max) With built in airing cupboard housing hot water cylinder with immersion heater, built-in double wardrobe/cupboard.

BEDROOM NO 2:

11'9" (max) x 10'10" (max)

BEDROOM NO 3:

11'8" (max) x 11' (max)

OUTSIDE:

TIMBER STORE:

GARAGE/WORKSHOP:

15'6" (max) x 15' (max) With power and lighting, timber double doors to front and timber double doors to rear allowing a drive through facility to the car port and rear garden.

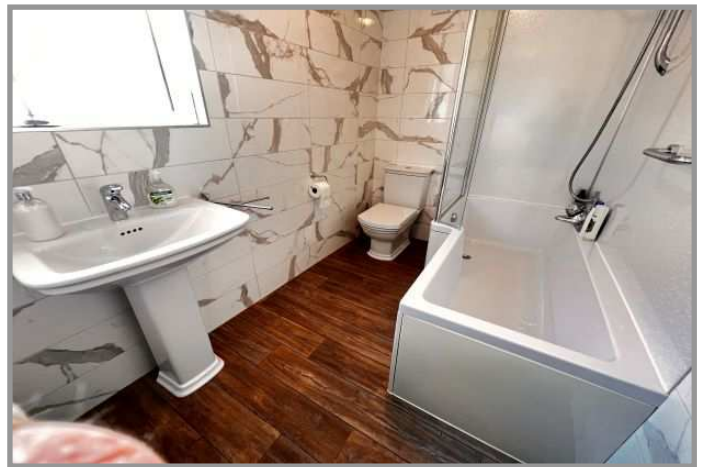
GARDENS:

To front down to a shingle multi vehicle off road parking area with shrubs. Concrete driveway/off road parking area to side leads through timber gates to the generous and attractive gardens to rear, laid to lawn with extensive patio area, arbour, shrubs, trees and car port.

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Ground Floor

First Floor

