

**ROBERT
HALE
HOMES FOR
SALE**

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX

MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**45, WESTWOOD AVENUE,
MARCH,
PE15 8AX.**

THE PROPERTY

SPACIOUS 1930'S FOUR BEDROOMED DETACHED HOUSE OF ENORMOUS CHARACTER, SITUATED ON A MASSIVE PLOT (APPROXIMATELY ¼ ACRE S.T.S) AND HAVING HUGE POTENTIAL * SOUGHT AFTER RESIDENTIAL AREA VERY CLOSE TO SCHOOLS AND CLOSE TO THE TOWN CENTRE!! 24FT KITCHEN * 22FT UTILITY * CONSERVATORY * 23FT GARAGE/WORKSHOP PLUS OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * EARLY VIEWING ESSENTIAL!

PRICE

£425,000

FREEHOLD

EPC BAND E

REF. NO. M4803

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.



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45 WESTWOOD AVENUE, MARCH

COUNCIL TAX

BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE

From the Fountain near our March office proceed along Dartford Road, then take the fourth right into Westwood Avenue. The property is on the right hand side in due course.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With understairs cupboard, stairway off, telephone point.

LOUNGE

17'(max) x 12'(max) With laminate floor, bay window.

KITCHEN/DINER

24'6"(max) x 13'5"(max) With built-in electric double oven, built-in gas hob, electric hob hood, built-in fridge, built-in dishwasher, range of wall cupboards, inset stainless steel single drainer 1½ bowl sink unit with mixer tap and cupboards under, cupboard housing Ideal Mexico gas fired central heating boiler, part tiled walls, feature archway, part tiled and part laminate floor, bay window.

GROUND FLOOR SHOWER ROOM/W.C. With low level w.c., pedestal washbasin, tiled and screened shower cubicle with Triton electric shower, tiled floor, part tiled walls.

UTILITY

22'(max) x 5'5"(max) With tiled floor, deep sink, space/plumbing for automatic washing machine, doors off to front and rear gardens.

GARDEN ROOM

12'1"(max) x 7'10(max) With glazed double doors to:-

CONSERVATORY

10'5"(max) x 8'(max)

FIRST FLOOR

LANDING

With built-in airing cupboard housing hot water cylinder.

BATHROOM/W.C.

With panelled bath with vanity unit and splashback, pedestal washbasin, bidet, low level w.c., part tiled walls.

BEDROOM NO. 1

12'2"(max) x 10'2"(max) With full width range of fitted wardrobe/cupboards with mirror doors.

BEDROOM NO. 2

11'11"(max) x 10'1"(max) With full width range of fitted wardrobe/cupboards with mirror doors.

BEDROOM NO. 3

10'(max) x 10'(max) With fitted wardrobe/cupboard with mirror door.

BEDROOM NO. 4

10'3"(max) x 9'3"(max) With fitted wardrobe/cupboard with mirror doors.

OUTSIDE

GARAGE/WORKSHOP

23'4"(max) x 14'10"(max) 'L' shaped with roller door which can be motorised to be electrically operated, personal door. **SEPARATE W.C.** With low level w.c., and hand washbasin.

GARDENS

Walled gardens to front, laid to lawn with mature trees etc., a concrete driveway/off road parking space, and concrete paths to the entrance door. Pathway to side leads through a timber gate to the large rear garden with numerous trees, shrubs, etc and grassed areas.



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