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MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**1, WINDSOR DRIVE,
MARCH,
PE15 8DF.**

THE PROPERTY

THIS IS WHAT YOU HAVE BEEN WAITING FOR! A SUPERB, BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED BUNGALOW, ON A CORNER PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL CUL-DE-SACS * THREE BATH/SHOWER ROOMS (ONE EN-SUITE) * 17FT FITTED KITCHEN WITH BUILT-IN OVEN, HOB, FRIDGE, DISHWASHER ETC. * 24FT GARAGE PLUS MASSIVE OFF ROAD PARKING PLUS ADDITIONAL VEHICLE ACCESS TO CARAVAN STANDING * FABULOUS LANDSCAPED GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * NO UPWARD CHAIN!

	<i>Reduced to</i>	£469,950	£459,950	O.I.E.O. £450,000	O.I.R.O. £440,000	£425,000
PRICE		£475,000		FREEHOLD	EPC BAND D	REF.NO. M4821

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. NO. M4821	1, WINDSOR DRIVE, MARCH
COUNCIL TAX	BAND E FENLAND DISTRICT COUNCIL
HOW TO GET THERE	From our March office proceed along Dartford Road. Just after the Diana Tandoori Restaurant turn left into Elliott Road. Proceed and take the fourth turning left into Windsor Drive. The property is the first on the left.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE LOBBY	
ENTRANCE HALL	With built-in airing cupboard housing hot water cylinder.
LOUNGE	18'1"(max) x 17'5"(max) With bow window, feature fire surround enclosing an electric "coal effect" fire, double doors to:-
FITTED KITCHEN/DINER	17'4"(max) x 13'4"(max) With Karndean floor, double glazed patio doors to rear garden, fitted illuminated dresser unit, range of wall cupboards, corner display shelving, built-in gas hob, built-in electric oven, electric hob hood, preparation surfaces with drawers and cupboards under, wine rack, built-in dishwasher, built-in fridge, inset 1½ bowl single drainer sink unit with mixer tap and cupboards under, part tiled walls.
UTILITY	13'6"(max) x 8'3"(max) With tiled floor, range of wall cupboards, broom cupboard, part tiled walls, inset stainless steel single drainer 1½ bowl sink unit with cupboards under, wine rack, space/plumbing for automatic washing machine, space for condensing tumble drier, doors off to front and rear garden.
UPVC CONSERVATORY	17'10"(max) x 10'3"(max) With tiled floor, double glazed French doors to rear garden.
SHOWER ROOM/W.C.	With tiled floor, tiled walls, pedestal washbasin, low level w.c., tiled and screened shower cubicle with thermostatic shower, extractor fan.
BATHROOM/W.C.	With tiled floor, part tiled walls, shaver point, inset hand washbasin with mixer tap and cupboards under, panelled bath with mixer tap, low level w.c.
BEDROOM NO. 1	13'6"(max) x 9'1"(max) With range of fitted units including bedside tables, blanket cupboards, display shelving and dressing unit, 2 built-in double wardrobes.
EN-SUITE SHOWER ROOM/W.C.	With tiled floor, tiled walls, inset hand washbasin with mixer tap and cupboard under, low level w.c., tiled and screened shower cubicle with thermostatic shower, extractor fan.
BEDROOM NO. 2	12'7"(max) x 9'6"(max) With built-in double wardrobe/cupboard.
BEDROOM NO. 3	10'8"(max) x 9'5"(max) With built-in double wardrobe/cupboard.
BEDROOM NO.4	9'5"(max) x 7'9"(max)
OUTSIDE	TWO COLD WATER TAPS WENDY HOUSE TWO SHEDS PAVILLION/SUMMER HOUSE OUTSIDE LANTERN
GARAGE	24'(max) x 9'10"(max) With up and over door, personal door, power and lighting, Ideal gas fired wall mounted central heating boiler, central heating programmer, access to loft.
GARDENS	Superb low maintenance gardens to front and side, part down to shingle with numerous trees, shrubs, an ornamental concrete pathway to the side entrance door, and an ornamental concrete multi-vehicle off road parking area, plus slate chippings. Double gates to side give vehicle access to side leading to additional off road parking space/caravan standing. Fabulous landscaped enclosed gardens to rear, laid to lawn with raised beds, borders, shrubs, trees and a large ornamental path.
N.B.	The Vendors inform us they have received professional advice that there is a possibility, subject to any necessary consents, of building plot potential in the rear garden. Please note that no approach has yet been made to the Council

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