

**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



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

THE PROPERTY

VERY DECEPTIVE, 1930's FOUR BEDROOMED DETACHED HOUSE OF ENORMOUS CHARACTER AND SITUATED IN LOVELY GARDENS IN A SOUGHT AFTER RESIDENTIAL ROAD, WITHIN WALKING DISTANCE OF THE TOWN AND SCHOOLS
* 20FT DINING ROOM * 22FT FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC. * SEPARATE LOUNGE * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * OFF ROAD PARKING * EARLY VIEWING ESSENTIAL!

PRICE

O.I.E.O. £385,000 FREEHOLD

EPC BAND C.

COUNCIL TAX

BAND D. FENLAND DISTRICT COUNCIL REF. NO. M4830

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. M4830

13, WESTWOOD AVENUE, MARCH

HOW TO GET THERE From our March office proceed into Dartford Road, then take the fourth turning right into Westwood Avenue. The property is on the right hand side.

THE ACCOMMODATION (Dimensions given are approximate only).

ENTRANCE PORCH With lantern and tiled floor.

SPACIOUS ENTRANCE HALL With stairway off, telephone point, built-in cloaks cupboard, understairs cupboard with light.

LOUNGE 13'8"(max) x 13'4"(max) With Bay window, electric living flame fireplace: leading to:

DINING ROOM 20'9"(max) x 11'5"(max) With tiled floor, French doors to rear garden.

KITCHEN/BREAKFAST ROOM 22'10"(max) x 9'3"(max) With laminate floor, stainless steel single drainer sink unit with mixer tap and cupboards under, space for tumble drier, space/plumbing for automatic washing machine, breakfast bar, built-in store cupboard, built-in broom cupboard, built-in cupboard/larder cupboard, built-in twin Neff electric oven, built-in gas hob, extractor hood, cold water pot filler tap, preparation surfaces with drawers and cupboard under, stainless steel single drainer sink unit with mixer tap and drawers under, space/plumbing for dishwasher, space/plumbing for American fridge/freezer, range of wall units, access to loft, velux window.

GROUND FLOOR CLOAKROOM/W.C. With low level w.c., hand washbasin with mixer tap.

FIRST FLOOR

LANDING WITH SEPARATE STAIRWAY OFF TO BEDROOM NO.4

BATHROOM/W.C./SHOWER ROOM With pedestal washbasin with mixer tap, panelled bath with mixer tap and shower over head, low level w.c., towel radiator.

BEDROOM NO. 1 13'(max) x 11'5"(max) With laminate floor, range of fitted wardrobes.

EN-SUITE SHOWER ROOM/W.C. Integrated low level w.c., integrated hand washbasin with mixer tap, towel radiator, double shower cubicle with rainfall shower and thermostatic shower.

BEDROOM NO. 2 13'(max) x 8'7"(max)

BEDROOM NO. 3 7'10" x 7'8"(max)

DORMER BEDROOM NO.4 14'5"(max) x 12'(max) (with sloping ceiling) With dormer window and sky light, access to side loft storage with lighting, hand washbasin with water heater, two electric panel radiators.

OUTSIDE COLD WATER TAP. OUTSIDE LANTERN.
TWO EXTERNAL POWER POINTS.

GREENHOUSE

POTTING SHED With lighting.

SUMMER HOUSE 9'8"(max) x 7'10"(max) With power and lighting.

LEAN-TO-STORE 11'7"(max) x 6'(max) With power and lighting.

TIMBER STORE/WORKSHOP 9'8"(max) x 8'(max) With power and lighting.

GARDENS Gardens to front laid to lawn with shrubs, trees etc. and a paved pathway to the front entrance door and off road parking. Timber gate to side opens on to a pathway leading to the attractive, enclosed rear garden which is also laid to lawn with borders, beds, shrubs, trees, pathways, patios, arbour and ornamental pond.

N.B. The property has the benefit of Photovoltaic solar panels.

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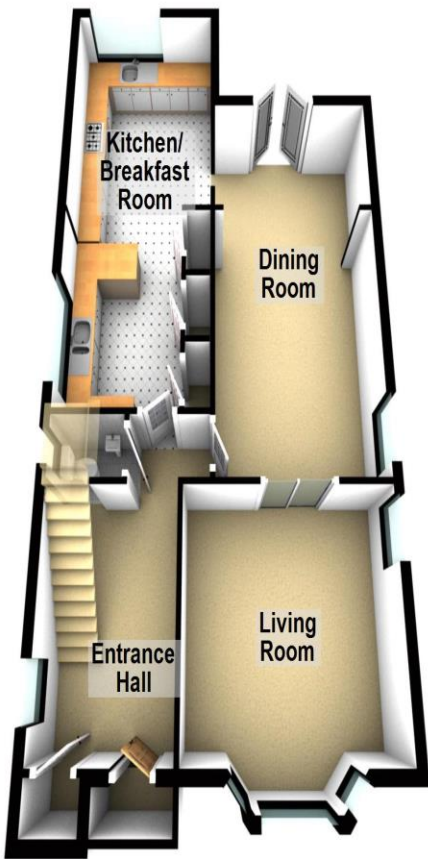


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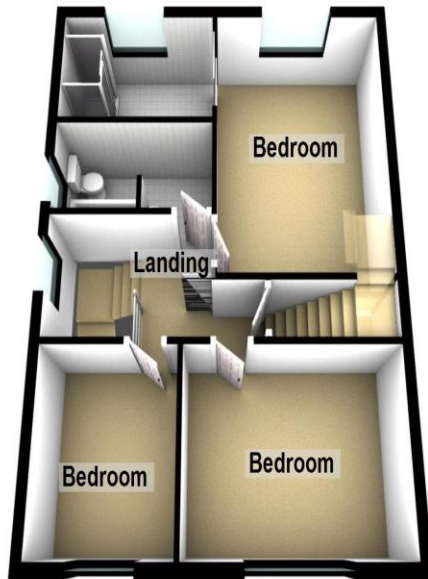
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Ground Floor



First Floor



Second Floor

