



**Monument View, March PE15 9PN**

**welcome to**

**Monument View, March**

**\*\* Four Bedroom Detached House \*\* En Suite \*\* 22ft x 14ft Kitchen/ Breakfast Room \*\* Lounge plus Separate Dining Room \*\*  
Cinema Room \*\* Gym / Office at Rear of Garage with storage to front \*\* Enclosed Gardens with Bar Area \*\*  
Cul de sac in Popular Area of March \*\* Off Road Parking \*\* MUST VIEW \*\***



### **Entrance Door**

to

### **Hall**

Stairs leading to first floor. Laminate floor. Radiator. Storage cupboard.

### **Cloakroom**

Window to front. Radiator. Low level wc. Wash hand basin. Laminate floor.

### **Lounge**

17' 9" x 10' 10" ( 5.41m x 3.30m )

Bay window to front. Radiator. Laminate floor.

Feature fireplace with tiled hearth and stone effect mantel and multi fuel log burner. TV point. Glazed window to Cinema Room.

### **Dining Room**

12' 7" x 10' 1" ( 3.84m x 3.07m )

Radiator. Window to side. Panel wall effect. Open to Kitchen / Breakfast Room.

### **Cinema Room**

10' 10" x 10' 2" ( 3.30m x 3.10m )

Laminate floor. Radiator. Glazed window to lounge.

### **Kitchen / Breakfast Room**

22' 9" max x 14' 4" ( 6.93m max x 4.37m )

Windows to rear and side. French doors to garden. Tiled floor. Single drainer sink with mixer taps, 1 1/4 bowl. Plumbing for dishwasher. Integrated wine cooler. Breakfast bar with storage under. Wall units with matching work surfaces and storage under.

### **Utility Room**

8' 8" x 6' 5" ( 2.64m x 1.96m )

Window to side. Radiator. Storage cupboards.

Plumbing for washing machine. Space for tumble dryer. Single drainer sink with mixer taps. Leading to Gym/Office.

### **Gym / Office**

Rear of Garage (Currently used as Gym) 10ft 8ins x

8ft 8ins. Gas central heating boiler (wall mounted)

Radiator. Loft space. Door to rear.

### **Stairs To First Floor Landing**

Loft access. Airing cupboard housing hot water tank (which is lagged and has immersion).

### **Bedroom One**

15' 5" x 10' 11" ( 4.70m x 3.33m )

Window to front. Radiator. TV point. Telephone point.

### **En Suite**

Window to front. Radiator. Shower cubicle. Low level

wc. Wash hand basin. Shaver point. Tiled walls.

### **Bedroom Two**

13' 6" x 9' 4" ( 4.11m x 2.84m )

Window to front. Radiator.

### **Bedroom Three**

10' 2" x 8' 11" ( 3.10m x 2.72m )

Window to rear. Radiator. Laminate floor.

### **Bedroom Four / Dressing Room**

10' 2" x 7' ( 3.10m x 2.13m )

Window to rear. Radiator. Door access from landing and also from Bedroom One. Please Note, this room is currently converted to a Dressing Room with access from Bedroom One.

### **Bathroom**

Window to rear. Vanity wash hand basin with storage under. Radiator. Low level wc. Panelled bath with shower mixer taps. Aqua boarding to walls.

### **Outside**

Front gardens are hedged with block paved drive plus gravelled area for additional off road parking. Side gated access to rear garden. Outside tap.

Garage has up and over door with storage to front (8ft 8ins x 5ft 5ins).

Rear gardens are enclosed with a Bar / BBQ Area. Gardens are mainly laid to gravel with large decking area, trees and shrubs bordering.

### **Please Note**

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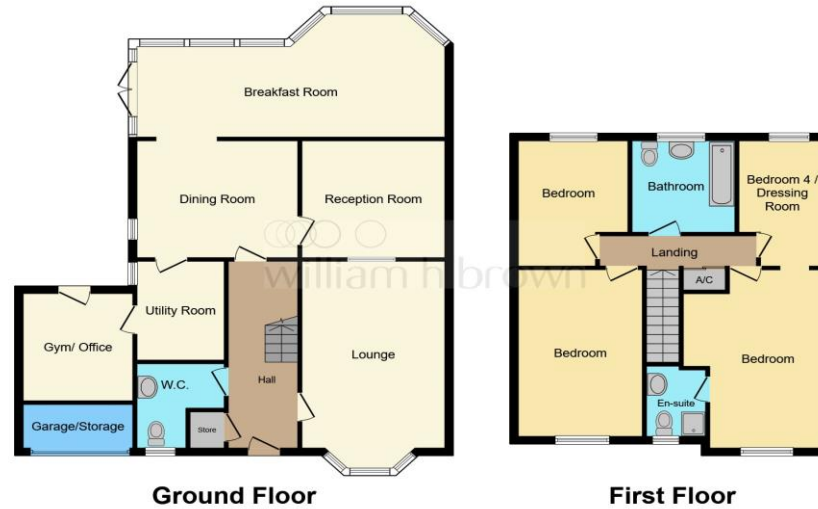
welcome to

## Monument View, March

- Four Bedroom Detached House
- 22ft Kitchen / Breakfast Room
- Gym / Office
- Cinema Room
- Lounge plus Separate Dining Room
- En Suite to Bedroom One
- Enclosed Rear Gardens

Tenure: Freehold  
EPC Rating: D

offers over  
**£385,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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william h brown



**01354 654545**



[march@williamhbrown.co.uk](mailto:march@williamhbrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)