



**Shaftesbury Avenue, March PE15 8SA**

**welcome to**

**Shaftesbury Avenue, March**

Extended Four Bedroom Detached Bungalow - Open Plan Lounge/ Kitchen - En Suite

Convenient to Town Centre & British Rail Station - Multi Vehicle Off Road Parking - Viewing Recommended



**Entrance Door**

to

**Entrance Hall**

Engineered oak floor. Radiator. Loft access.

**Open Plan Lounge / Kitchen**

23' 9" x 17' 2" ( 7.24m x 5.23m )

Overall measurements

**Lounge Area**

14' 11" x 11' 11" ( 4.55m x 3.63m )

Ceiling lantern. French doors to side. Windows to rear and side. Vertical radiator. TV point. Engineered oak floor.

**Kitchen / Dining Area**

15' 4" x 9' 11" ( 4.67m x 3.02m )

Ceramic sink with mixer taps. Base and wall cupboards with work surfaces. Integral oven and microwave. Gas hob with cooker hood above. Integral dishwasher. Vertical radiator. Ceiling window lantern. Window to side. Part brick, part UPVC. Open plan to Lounge

**Utility Room**

10' x 5' 4" ( 3.05m x 1.63m )

Door to side. Window to rear. Wall mounted boiler. Base units with work surfaces over. Plumbing for washing machine. Sink with mixer taps. Vertical radiator.

**Bedroom One**

9' 11" x 8' 11" ( 3.02m x 2.72m )

(Currently being used as Office) French doors to side. Vertical radiator. Engineered oak floor.

**En Suite**

Window to side. Low level wc. Vanity wash hand basin. Extractor. Walk in shower with rainfall shower head. Tiled walls. Tiled floor. Heated towel rail.

**Bedroom Two**

10' 6" x 9' 11" ( 3.20m x 3.02m )

Window to front. Vertical radiator. Engineered oak floor.

**Bedroom Three**

11' 7" x 9' ( 3.53m x 2.74m )

Window to front. Vertical radiator. Feature fireplace. Engineered oak floor.

**Bedroom Four**

10' 6" x 7' 9" ( 3.20m x 2.36m )

(Currently being used as Dressing Room) Window to side. Vertical radiator. Engineered oak floor.

**Bathroom**

Comprising four piece suite. Window to side. Double walk in shower with rainfall head. Vanity wash hand basin with storage under. Low level wc. Tiled floor. Tiled walls. Panelled bath with mixer taps. Heated towel rail. Extractor.

**Outside**

Front garden is laid to grass with gravelled drive. Double gates to rear garden. Multi vehicle parking.

Gated side access to rear garden which is enclosed. Outside power. Laid to grass. Outside tap.



**view this property online** [williamhbrown.co.uk/Property/MCH113330](http://williamhbrown.co.uk/Property/MCH113330)



# welcome to Shaftesbury Avenue, March

- Beautifully Presented Detached Bungalow
- Four Bedrooms
- En Suite to Bedroom One
- Stunning Open plan Lounge / Kitchen
- Utility Room
- Four Piece Bathroom
- Off Road Parking

Tenure: Freehold  
EPC Rating: C



## £335,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MCH113330](https://www.williamhbrown.co.uk/Property/MCH113330)



Property Ref:  
MCH113330 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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)