









# welcome to

# Elwyn Road, March

Period FIVE bedroom property with three ensuites, one main bathroom, one downstairs wc, four reception rooms, large front and rear gardens, electric gates, electric car charger and gas central heating \*\* Viewing Recommended \*\*













#### **Entrance Door**

to

#### Hall

Tiled floor. Stairs leading off. Understeers storage cupboard. Radiator.

#### **Ground Floor Cloakroom**

Low level wc. Wash hand basin. Part tiled walls. Radiator. Extractor fan.

## Office / Study

10' 2" x 5' 5" ( 3.10m x 1.65m ) Window to side. Wooden flooring.

### Lounge

14' 6" x 13' (4.42m x 3.96m)
Bay window to front. Wooden floor. Double doors to

### **Drawing Room**

14' 7" x 13' (4.45m x 3.96m) Box bay window. Fire surround with tiled hearth Wooden floor.

## **Family Room**

12' 2" x 11' (3.71m x 3.35m)
Windows to rear and side. Tiled floor, Radiator.

### Kitchen

23' 7" x 9' (7.19m x 2.74m)

Window to rear. French doors to garden. Double butler sinks. Tiled splashbacks to work surfaces. Cooker hood. Integrated dishwasher. Radiator. Tiled floor. Units with matching work surfaces and storage cupboards under.

# **Stairs To First Floor Landing**

#### **Bedroom One**

14' 9" x 13'  $(4.50 \, \text{m} \, \text{x} \, 3.96 \, \text{m})$  Window to front. Window to side. Radiator. Feature fireplace.

## **Bedroom Two**

12' x 11' 1" ( 3.66m x 3.38m ) Window to front. Radiator. Feature fireplace.

#### **En Suite**

Window to rear. Shower cubicle. Pedestal wash hand basin. Low level wc. Extractor fan. Radiator. Part tiled walls.

### **Bedroom Three**

14' x 11' (4.27m x 3.35m) Window to side. Radiator.

#### **En Suite**

Shower cubicle. Pedestal wash hand basin. Low level wc. Extractor fan. Part tiled walls. Radiator.

#### **Bedroom Four**

12' 5" x 9' (3.78m x 2.74m) Window to rear. Radiator. TV point.

#### **En Suite**

Shower cubicle. Pedestal wash hand basin. Low level wc. Radiator. Extractor fan.

#### **Bedroom Five**

10' 4" x 7' 9" ( 3.15m x 2.36m ) Window to front. Radiator.

#### **Bathroom**

Windows to side. Radiator. Panelled bath. Shower cubicle. Pedestal wash hand basin. Extractor fan. Low level wc. Part tiled walls. Tiled floor.

#### **Outside**

Front garden area fenced with a patio to front. Side gardens are enclosed with timber store and additional storage area.

Rear garden has a newly laid patio area, electric gates fitted and further gardens are laid to grass with a shed, a gazebo and a glass house.





# welcome to

# Elwyn Road, March

- FIVE Bedroom Individual Detached House
- Four Reception Rooms
- Three En Suites
- Generous Rear Garden
- Off Road Parking
- Town Centre Location
- Viewing Recommended

Tenure: Freehold EPC Rating: E

offers over

£675,000

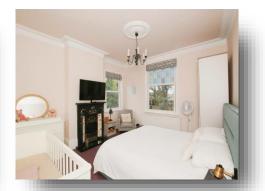




First Floor

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.localegent.or.







Cornerstone Practice

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Please note the marker reflects the postcode not the actual property

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Property Ref: MCH113598 - 0007 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.





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