



Monument View, March PE15 9PN

welcome to

Monument View, March

**** Four Bedroom Detached House ** 22ft x 14ft Kitchen/ Breakfast Room ** Lounge plus Separate Dining Room **
Cinema Room ** Gym / Office at Rear of Garage with storage to front ** En Suite ** 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" x 14' 4" (6.93m 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. 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.

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 being used as 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 garden is 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 garden is enclosed with a Bar / BBQ Area. Gardens are mainly laid to gravel with large decking area, trees and shrubs bordering.

Please Note

Under the Estate Agency Act 1979, we must inform you that the vendor of the property is an employee of William H Brown.



view this property online williamhbrown.co.uk/Property/MCH113884



welcome to

Monument View, March

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

Tenure: Freehold EPC Rating: D

offers Over

£385,000



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/MCH113884



Property Ref:
MCH113884 - 0002

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



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk