



Elwyndene Road, March PE15 9BL

welcome to

Elwyndene Road, March

Five bedroom detached home in a sought after March location - no onward chain - 21ft lounge - Multiple reception rooms - Bright conservatory - Ground floor bedroom with en suite - Kitchen PLUS Utility - Double Garage and ample off road parking



Entrance Door

to

Hall

Storage cupboard with hardwood flooring.

W.C

Window to rear. Radiator. Vinyl flooring. Low level wc. Pedestal wash hand basin. Tiled walls. Extractor fan.

Office

Window to front, laminate floor, radiator.

Dining Room

Window to side. Radiator. Hardwood flooring.

Lounge

Two windows to side. Electric feature fireplace. Hardwood flooring. Two radiators. TV point. Sliding door to rear conservatory.

Conservatory

Part brick, part glazed construction. Tiled flooring. Power and lighting throughout with insulated polycarbonate roof. Sliding door to rear gardens.

Kitchen

Vinyl flooring. French doors to rear. Window to rear. Radiator. Range of base and wall units with tiled splashbacks. Gas hob and cooker hood over. Electric chest high oven with grill. Ceramic single drainer sink with mixer taps. Integral fridge/freezer.

Utility

Vinyl floor tiles. Radiator. Window and double glazed door to garden. Additional base and wall units with undercounter freestanding washing machine with secondary single drainer sink with mixer taps. Plumbing for dishwasher.

Reception Room / Bedroom

(Currently being used as a bedroom) Window to front. Laminate flooring. Radiator.

En Suite

Tiled flooring. Tiled walls. Panelled bath with mixer taps. Pedestal wash hand basin. Low level W.C. Heated towel rail. Single shower cubicle with mixer taps.

First Floor Landing

Window to the front. Radiator. Loft access

Bedroom Two

(Sloped ceilings) Dormer window to front/rear. Two radiators. Hardwood flooring. Shower room attached to this and has skylight to rear. Low level W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Tiled walls. Tiled flooring. Shower cubicle.

Bedroom Three

Hardwood flooring. Dormer window to front. Radiator.

Bedroom Four

Dormer window to front. Radiator. Hardwood flooring.

Bedroom Five

Dormer window to rear. Radiator. Hardwood flooring. Fitted storage cupboards/wardrobes.

Bathroom

Skylight to rear, hand wash basin, shower cubicle, low level W/C, bidet, tiled floor, panelled bath with shower mixer taps.

Outside

Front garden is block paved for low maintenance and off road parking fronting the garage.

Rear garden is enclosed with feature slabbed patio/block paved seating. Gated side access x2. Timber pergola with seating area. Multiple timber sheds. Garden is mainly low maintenance with outside sockets.

Garage

(18ft 5ins x 17ft 9ins) Featuring electric up andover garage doors to front. Power and lighting throughout with personal door to rear and a wall mounted boiler.



view this property online williamhbrown.co.uk/Property/MCH114151



welcome to

Elwyndene Road, March

- NO ONWARD CHAIN
- Five Bedrooms
- 21ft Lounge
- Multiple Reception Rooms
- Kitchen plus Utility

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH114151



Property Ref:
MCH114151 - 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



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk