



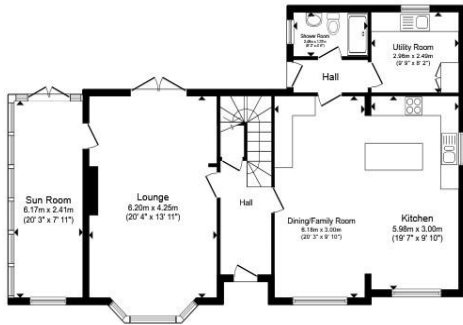
Brandywine House, Walton Road, WISBECH, PE14 7AF

Welcome to

Brandywine House, Walton Road, WISBECH

Located on Walton Road, Wisbech, this impressive and extended four bedroom detached home offers a rare combination of generous family living space and extensive external facilities, ideal for those seeking flexibility for work, leisure or equestrian use. Inside, the property boasts a superb 20ft lounge featuring a fireplace with log burner. A bright 20ft sunroom provides additional living accommodation, while the 21ft kitchen/dining room forms the heart of the home and is perfectly suited to modern family life. A ground floor shower room and separate utility room add further practicality, and a rear porch provides covered access from the garden. Upstairs, the accommodation continues to impress with four double bedrooms. Bedrooms one and two both benefit from en-suite facilities, with the principal bedroom also enjoying a large walk-in dressing room. Bedroom two features fitted wardrobes, while bedroom three benefits from a double-width fitted wardrobe. A stylish family bathroom completes the first floor. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

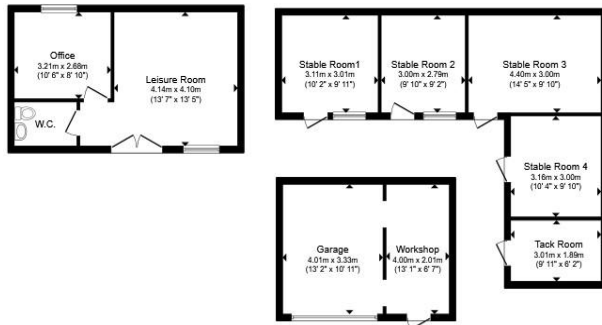




Ground Floor



First Floor



Outbuilding

Total floor area 294.9 m² (3,174 sq.ft.) approx

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.propertybox.io



Entrance Hall

Lounge

Sun Room

Kitchen / Diner / Family Area

Rear Hall

Utility Room

Shower Room

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bathroom

Outdoors

Agents Note:

'Waste from the property is served by Septic Tank. Contact the branch for more details'

Welcome to

**Brandywine House, Walton Road,
WISBECH**

- Extended four bedroom detached house
- All bedrooms are doubles
- Ground floor shower room & utility room
- Stable block with four stables and tack room
- Fitted wardrobes to master and bedrooms two and three

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

offers in excess of

£550,000



view this property online williamhbrown.co.uk/Property/WSB128153



Property Ref:
WSB128153 - 0003

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.



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