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£525,000

27 Elwyndene Road, March, PE15 9BL



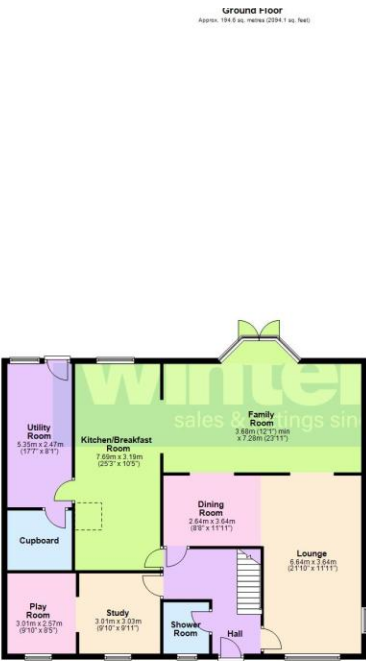
To arrange a viewing call us now on 01354 701000

Offering unique and versatile accommodation this generous home sits in a popular location and is offered with no chain. Accommodation comprises multiple reception rooms, kitchen/breakfast room plus large utility room, three double bedrooms, two shower rooms plus self contained one bedroom annexe in the south facing garden. There is ample parking plus carport and further outbuilding. EPC C

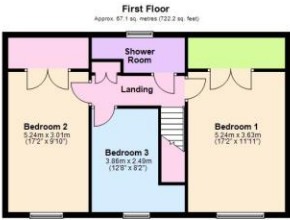
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Total area: approx. 261.6 sq. metres (2816.4 sq. feet)



Ground Floor

Hall

Stairs to first floor and landing, radiator.

Lounge

6.64m (21'10") x 3.64m (11'11")
Window to front and side, radiator, open plan to:

Dining Room

3.64m (11'11") x 2.64m (8'8")
Radiator, open plan to:

Family Room

7.28m (23'11") x 3.68m (12'1") min
Bay window to rear with double doors opening to the garden, two radiators.

Kitchen/Breakfast Room

7.69m (25'3") x 3.19m (10'5")
Fitted with wall and base units with breakfast bar, integral oven, microwave, hob and hood, dishwasher, sink unit with mixer tap, airing cupboard with hot water tank and shelving, window to rear, skylight window.

Utility Room

5.35m (17'7") x 2.47m (8'1")
Wall and base units, plumbing for washing machine and space for tumble drier, sink unit with mixer tap, window to rear, door to garden, generous walk in cupboard.

Show er Room

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, heated towel rail, window to front.

Study

3.03m (9'11") x 3.01m (9'10")
Window to front, radiator, open plan to:

Play Room

3.01m (9'10") x 2.57m (8'5")
Window to front.

First Floor & Landing

Double cupboard.

Bedroom 1

5.24m (17'2") x 3.63m (11'11")
Window to front, radiator, double door cupboard.

Bedroom 2

5.24m (17'2") x 3.01m (9'10")
Window to front, radiator, double door cupboard.

Bedroom 3

3.86m (12'8") x 2.49m (8'2")
Window to front, radiator.

Show er Room

Fully tiled and fitted with a three piece suite comprising shower cubicle, wash hand basin, window to rear, radiator.

Annexe

Hall

Radiator.

Annexe Lounge/Kitchen

6.70m (22') x 3.97m (13')
Window to side, two skylights, storage cupboard, cupboard further cupboard housing gas fired boiler.

Annexe Bedroom

4.41m (14'5") x 3.97m (13')
Window to side, skylight, double cupboard, radiator.

Show er Room

Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, skylight, heated towel rail.

Outside

Double gates at one side open to the off road parking and carport. The South facing rear garden is laid to patio with raised beds with outside water supply and central lawn with feature lighting. There is a brick built building 3.95m x 3.06m which is fitted with light and power and adjoins the brick built BBQ area with power and grill.

It should be noted that the annexe has its own gas fired boiler but both electric and water are supplied from the main house.

Freehold

Council tax band D

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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