



Elwyndene Road, March
£450,000 Freehold

**Sharman
Quinney**

Key Features



- NO ONWARD CHAIN!
- Highly Sought After Area!
- Town Centre Location!
- Versatile Family Home!
- Fully Self-Contained Annex!

Ground Floor

Entrance Hall

Hard flooring, stairs to first floor, storage cupboard, access to Lounge, Kitchen and Study/Playroom.

Lounge - 6.6m x 3.6m (21'10" x 11'11")

Hard flooring, window to front and side, open plan into dining room.

Dining Room - 3.6m x 2.6m (11'11" x 8'8")

Hard flooring, open plan into the family room

Family Room - 7.2m x 3.6m (23'11" x 12'1")

Hard flooring, bay window to rear with double doors opening to the garden patio. Open to the kitchen breakfast bar.

Kitchen/Breakfast Room - 7.6m x 3.1m (25'3" x 10'5")

Tiled flooring, a range of wall and base units with



breakfast bar, integral oven, microwave, hob with overhead extractor fan, dishwasher. Airing cupboard with hot water tank and shelving, window to rear, skylight window.

Utility Room - 5.35m x 2.47m (17'7" x 8'1")
Tiled flooring, a range of wall and base units, plumbing for washing machine and space for tumble drier, sink, window to rear, door to garden

Storage/Office Space - 2.6m x 2.5m (8'5" x 8'2")
Carpet flooring, accessed from utility room

Shower Room - 1.5m x 1.9m (4'9" x 6'2")
Comprising of a three-piece suite including shower cubicle, vanity wash hand basin and WC, heated towel rail, window to front.

Study - 3.0m x 3.0m (9'11" x 9'10")
Window to front, hard flooring, open to playroom via archway.

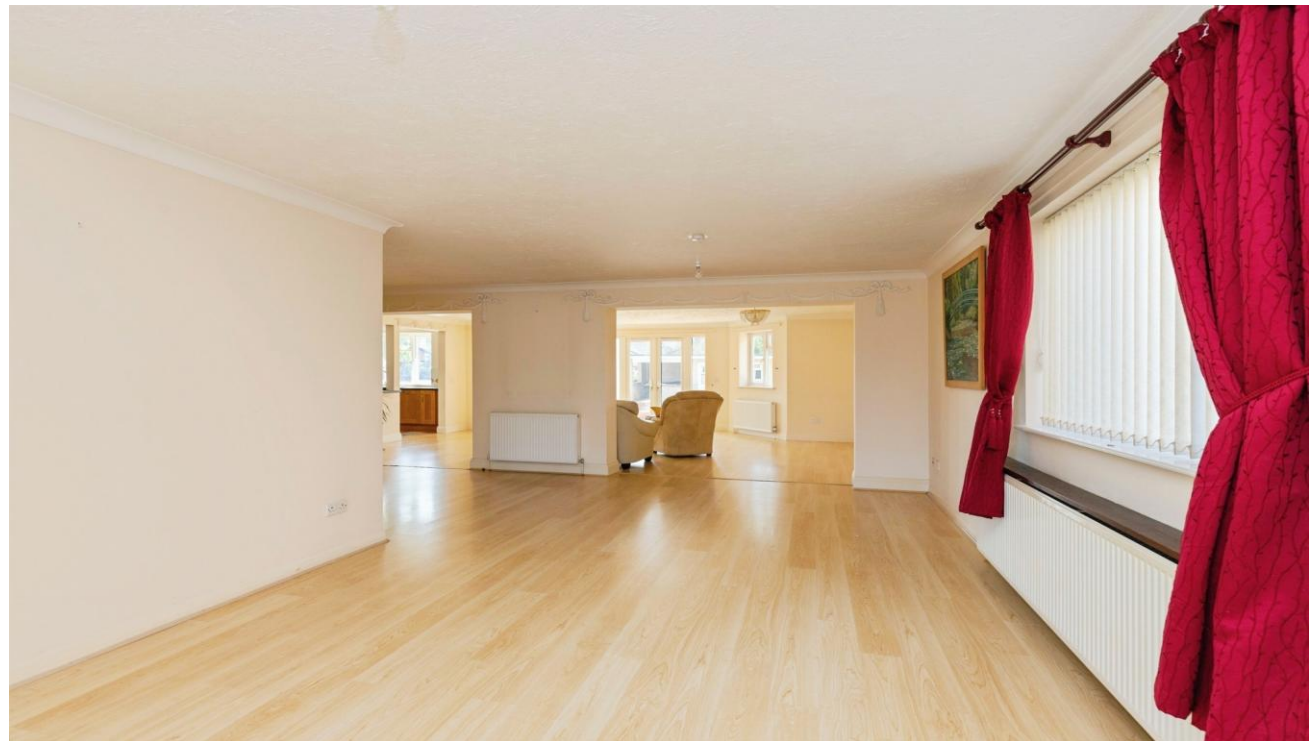
Playroom - 3.0m x 2.5m (9'10" x 8'5")
Flooring from study continued.

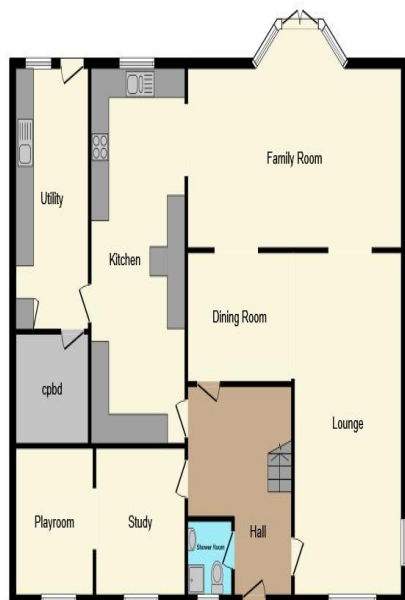
First Floor

Bedroom One - 5.2m x 3.6m (17'2" x 11'11")
Window to front, hard flooring, built in wardrobe.

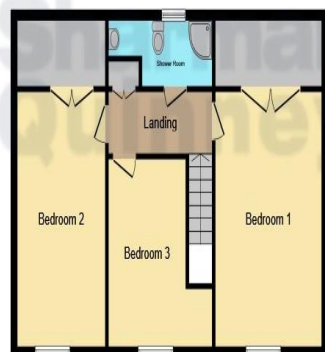
Bedroom Two - 5.2m x 3.0m (17'2" x 9'10")
Window to front, hard flooring, built in wardrobe.

Bedroom Three - 3.8m x 2.4m (12'8" x 8'2")
Window to front, hard flooring.

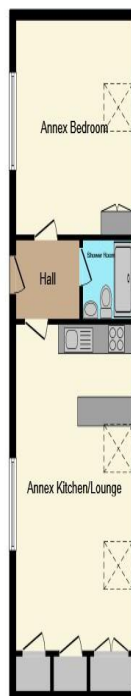




Ground Floor



First Floor



Annex



Outbuilding

Shower Room - 1.8m x 3.4m (5'9" x 11'1")
Fully tiled, three-piece suite comprising of shower cubicle, wash hand basin, window to rear.

Annexe

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

Entrance Hall -

Hard flooring. Access to Bedroom, Shower Room and Living Space

Lounge/Kitchen - 6.7m x 3.9m (22'0" x 13'0")
Window to side, hard flooring, two skylights, storage cupboard, cupboard further cupboard housing gas fired boiler.

Bedroom - 4.4m x 3.9m (14'5" x 13'0")
Window to side, skylight, double cupboard, radiator.

Shower Room - 2.7m x 1.3m (8'8" x 4'2")
Fully tiled and fitted with a three-piece suite comprising of shower, wash hand basin and WC, skylight, heated towel rail.

Garden Room - 3.9m x 3.0m (12'7" x 9'8")
Brick build building which is fitted with light and power and adjoins the brick-built BBQ area with power and built in grill.

Outside

Double gates to the left open to the off-road

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

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206745 - 0017

