



6, Wheel Centre, Broad St.,  
March, Cambs. PE15 8TX

**MARCH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**56, WESTWOOD AVENUE,  
MARCH,  
PE15 8AX.**

**THE PROPERTY**

AN ABSOLUTELY STUNNING FOUR BEDROOMED DETACHED HOUSE  
SITUATED IN A PRESTIGIOUS RESIDENTIAL AREA CLOSE TO  
SCHOOLS ETC. \* TWO RECEPTION ROOMS PLUS 27FT  
KITCHEN/DINER/SUN LOUNGE \* TWO BATH/SHOWER ROOMS  
\* UTILITY \* GARAGE PLUS OFF ROAD PARKING \* GORGEOUS  
ENCLOSED SOUTH FACING REAR GARDEN \* GAS FIRED CENTRAL  
HEATING \* EARLY VIEWING ABSOLUTELY ESSENTIAL TO AVOID  
DISAPPOINTMENT.

**PRICE**

**O.I.E.O. £475,000. FREEHOLD**

**EPC BAND D**

**COUNCIL TAX**

**BAND D FENLAND DISTRICT COUNCIL**

**REF. NO. M4728**

**SELLING? FREE, FREE, VALUATIONS!**



For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



<b>REF. NO. M4728</b>	<b>56, WESTWOOD AVENUE, MARCH, PE15 8AX</b>
<b>HOW TO GET THERE</b>	From the Fountain near our March office proceed along Dartford Road, then take the fourth right into Westwood Avenue. The property is on the left hand side in due course.
<b>THE ACCOMMODATION</b>	(Dimensions given are approximate only).
<b>ENTRANCE PORCH</b>	With lantern.
<b>ENTRANCE HALL</b>	With parquet floor, stairway off, built-in cloaks cupboard.
<b>FIRST RECEPTION ROOM</b>	15'(max) x 12'7"(max) With double glazed French doors to rear garden, feature fire surround enclosing a AGA inset multi fuel burner.
<b>SECOND RECEPTION ROOM</b>	11'10"(max) x 10'11"(max) With feature original open fireplace.
<b>FITTED KITCHEN/DINER/SUN LOUNGE</b>	27'9"(max) x 17'4"(max) (With under floor heating) With double glazed French doors to rear garden, built-in fridge/freezer, built-in dishwasher, built-in Microwave, granite preparation surfaces with drawers and cupboards under, AGA gas/electric Range, electric hob hood, range of wall cupboards, ceramic butler sink with mixer tap and cupboard under.
<b>GROUND FLOOR SHOWER ROOM/W.C.</b>	With integrated low level w.c., integrated hand washbasin with mixer tap and cupboard under, heated towel rail, tiled and screened shower cubicle with Triton electric shower.
<b>UTILITY</b>	With work top with space/plumbing under for automatic washing machine and space/vent for tumble drier, access to loft.
<b>FIRST FLOOR</b>	
<b>LANDING</b>	With access to loft with light point, built-in airing cupboard housing hot water cylinder.
<b>BATHROOM/W.C.</b>	With tiled walls, pedestal washbasin, built-in cupboard, heated towel rail, low level w.c., panelled bath with Thermostatic shower overhead.
<b>BEDROOM NO. 1</b>	15'(max)(into wardrobe) x 11'11"(max) With full width range of fitted units including wardrobe/cupboard/drawers.
<b>BEDROOM NO. 2</b>	12'(max) x 11'(max)
<b>BEDROOM NO. 3</b>	11'5"(max) x 8'9"(max)
<b>BEDROOM NO. 4</b>	9'(max) x 9'(max) (With sloping ceiling) 'L' shaped.
<b>OUTSIDE</b>	TIMBER WORKSHOP. BIN STORE/LOG STORE. OUTSIDE LANTERNS
<b>GARAGE</b>	16'8"(max) x 9'8"(max) With electrically operated remote controlled up and over door, personal door, Vaillant gas fire wall mounted central heating boiler.
<b>GARDENS</b>	Low maintenance gardens to front down to shingle with shrubs etc., block paved pathways and a block paved driveway/off road parking space. Timber gate to side opens onto a block paved pathway leading to the enclosed South facing rear garden which is laid to lawn with borders, trees and block paved patios.
	N.B. Most of the internal doors are Oak.



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