



**Elwyndene Road, March PE15 9BL**

**welcome to**

**Elwyndene Road, March**

**\*\* NO ONWARD CHAIN \*\* Room For All The Family and Grandma Too ! Detached House - Four Bedrooms  
Annex in Garden - Multi Vehicle Off Road Parking - Convenient to Town Centre - Viewing Recommended**



### **Entrance Door to**

### **Hall**

Radiator. Stairs leading off.

### **Ground Floor Shower Room**

Window to front. Vanity wash hand basin with storage under. Low level wc. Shower cubicle. Tiled floor.

### **Office/ Bedroom Four**

16' 3" x 9' 8" ( 4.95m x 2.95m )  
Two windows to front. Laminate floor. Radiator.

### **Lounge**

22' 5" min x 11' 9" ( 6.83m min x 3.58m )  
(23ft 8ins max) Window to front. Window to side.  
Radiator. TV point.

### **Family Area**

23' 8" x 16' 2" ( 7.21m x 4.93m )  
French doors to garden. Open plan to kitchen.  
Laminate floor. Two radiators.

### **Kitchen / Breakfast Room**

25' 6" x 9' 6" ( 7.77m x 2.90m )  
Window to rear. Single drainer sink with mixer taps, 1/4 bowl. Breakfast bar. Radiator. Laminate floor.  
Electric double oven, ceramic hob and cooker hood above. Integrated dishwasher. Wall units with matching work surfaces and storage under.

### **Utility Room**

17' 6" x 8' 1" ( 5.33m x 2.46m )  
Window to rear. Door to rear. Radiator. Single drainer sink with mixer taps. Plumbing for washing machine. Tiled floor. Gas central heating boiler (wall mounted).

### **Storage Room**

8' 6" x 5' 5" ( 2.59m x 1.65m )  
**Stairs To First Floor Landing**  
Storage cupboard.

### **Bedroom One**

17' 4" max x 11' 9" ( 5.28m max x 3.58m )  
Window to front. Radiator. Laminate floor. Integral wardrobe.

### **Bedroom Two**

17' 6" x 9' 9" ( 5.33m x 2.97m )  
Window to front. Radiator. Laminate floor. Loft access. Integral wardrobe.

### **Bedroom Three**

12' 9" x 8' 11" ( 3.89m x 2.72m )  
Window to front. Radiator. Laminate floor.

### **Bathroom**

Low level w.c. Pedestal wash hand basin. Tiled floor. Extractor fan. Radiator. Shower cubicle.

### **Annex**

Door to front. Tiled floor.

### **Bedroom**

14' 4" x 13' 1" ( 4.37m x 3.99m )  
Window to side. Laminate floor. Radiator. TV point.  
Fitted wardrobes.

### **Bathroom**

Shower cubicle. Low level wc. Heated towel rail.  
Vanity wash hand basin. Tiled floor. Extractor fan.

### **Lounge / Kitchen**

22' 1" x 13' 8" ( 6.73m x 4.17m )  
Window to front. Skylights. Single drainer sink with mixer taps. Integrated dishwasher. Electric double oven. Breakfast bar. Radiator. Range of fitted wardrobes to one wall. Gas central heating boiler.

### **Brick Built Store**

13' 3" x 10' 5" ( 4.04m x 3.17m )  
Window to front. Door to front. Electric and lighting laid on.

### **Enclosed Bbq Area**

BBQ inset

### **Outside**

Gardens are landscaped, laid to grass. Trees and shrubs bordering.

### **Agents Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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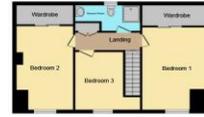
welcome to  
**Elwyndene Road, March**

- Four Bedroom Detached House
- One Bedroom Annex
- Multi Vehicle Off Road Parking
- Convenient to Town Centre
- 22ft x 23ft Lounge
- Kitchen / Diner plus Utility
- NO ONWARD CHAIN

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



**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**



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.localagent.com

**£480,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
 MCH111753 - 0006

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**william h brown**



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