



MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01354 607100

Residential Sales

£340,000



Ref: M5147

40 Elwyndene Road, March, Cambridgeshire PE15 9BL

Individual Detached Bungalow offers ample living space of Two Double Bedrooms, Three Reception rooms, Kitchen / Breakfast Room, Utility room / Boot Room, Bathroom and separate Cloakroom. The garden is enclosed and the bungalow is situated within close proximity of the Town Centre. A viewing comes highly recommended!





MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01354 607100

Residential Sales

PROPERTY INTRO Individual Detached Bungalow offers ample light bright living space of Two Double Bedrooms, Three good size Reception Rooms, Stylish Kitchen / Breakfast Room, Utility room / Boot Room, Family Bathroom and separate Cloakroom. The bungalow has a wrap around enclosed garden making it ideal for Grand children or dogs and is situated in a tucked away location within close proximity of the Town Centre and the High Street of March.

The Market Town of March has a Main line train station making it ideal for travelling to Peterborough, Ely, Cambridge and beyond. A viewing comes highly recommended, So call 01354 607100 now to view.

ENTRANCE HALL 10' 5" x 7' 6" (3.20m x 2.29m) Entrance door. Double glazed windows to the front and side. Radiator. Tiled flooring Glazed double doors leading to:

INNER HALL "L" Shaped hall. Loft access with loft ladder. Cloaks cupboard and airing cupboard with shelving. Updated Boiler and Hot water tank. Radiator. Doors to all rooms.

CLOAKROOM Low level W.C., Wash hand basin. Tiled flooring. Radiator / heated towel rail. Extractor fan. Glass brick feature.

LOUNGE 18' 2" x 11' 8" (5.56m x 3.58m) Floor to ceiling windows to front plus window to side. Two radiators. Focal fireplace with Living flame gas fire and marble surround. Open flowing into Formal Dining room.

FORMAL DINING ROOM 17' 3" x 11' 3" (5.26m x 3.45m) Double glazed windows to the side. Radiator. Doors to Sun Lounge and Kitchen / Breakfast Room.

SUN LOUNGE 14' 9" x 12' 2" (4.50m x 3.73m) Double glazed windows to rear. Tiled flooring. Radiator. Exposed brick feature wall. Wall lights. Door to the rear garden.

KITCHEN / BREAKFAST ROOM 12' 5" x 11' 8" (3.81m x 3.56m) Window to rear. Base units with worktops over. Stainless steel inset sink unit. Fitted five ring gas hob. Double oven and cooker hood. Integrated dishwasher and fridge freezer. T.V. point. Storage cupboards. Radiator. Skylight. Open leading to Hallway. Doors to Dining room and Utility / Boot room.

UTILITY / BOOT ROOM 10' 2" x 9' 6" (3.12m x 2.92m) L shaped, Fitted worksurfaces. Double glazed windows to the side and rear. Door to rear garden. Space and plumbing for washing machine and tumble dryer. Base cupboards. Stainless steel sink.

BEDROOM ONE 13' 10" x 11' 5" (4.22m x 3.48m) Double glazed window to the front. Radiator. T.V. point. Range of fitted wardrobes and cupboards.

BEDROOM TWO 12' 9" x 11' 8" (3.89m x 3.58m) Double glazed windows to rear. Radiator. TV point.

BATHROOM Four piece suite: Bath, Wash hand basin, Low level WC., Separate walk in shower cubicle. Tiled walls. Radiator. Extractor fan.



MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01354 607100

Residential Sales

DRIVE / FRONT AREA To the front there is a blocked paved drive giving ample parking for numerous cars and leading to the front entrance door plus gate leading to garden area.

FRONT GARDEN There is a gate leading to front gardens, Laid to shrubs and trees with a path leading to side gardens and eventually around to the rear garden.

REAR GARDEN The rear garden is enclosed and is made up of Gravel area, Patio, Raised decking / Terrace area. Plus there is also a timber shed / store ideal for turning in to an workshop or hobby room.

SERVICES All main services are connected.

VIEWINGS Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS From March High Street Office, High St/B1101 towards Town centre. Turn left towards Elwyn Road. Turn right onto Elwyn Road. Turn right to stay on Elwyn Road 0.2 miles. Turn right onto Elwyndene Road follow towards the end of the Cul-de-sac and the bungalow will be on the right.

COUNCIL TAX BAND D

EPC RATING BAND D

PARTICULARS PREPARED 24th January 2023



MAXEY
GROUNDS





MAXEY
GROUNDS





MAXEY
GROUNDS

residential.sales@maxeygrounds.co.uk

01354 607100

Residential Sales

AWAITING FOORPLAN



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.