



**Henden, La Rue Des Pres, St. Saviour**  
**£895,000**

**BROADLANDS**  
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# Henden, La Rue Des Pres

St. Saviour, Jersey

From Georgetown turn left toward Plat douet road and then turn right toward Rue des pres, the property is on the right hand side of the road.

- Large detached 3 bedroom house
- Eat-in kitchen and 2 receptions
- Conveniently located close to local amenities
- No onward chain and vacant possession
- Sole agent
- Please contact Tony on 07797726677 or [tony@broadlandsjersey.com](mailto:tony@broadlandsjersey.com)





## Henden, La Rue Des Pres

St. Saviour, Jersey

The ground floor comprises; spacious eat-in kitchen, separate dining room/snug, a large lounge, utility room, a WC and a spacious internal storeroom. The first floor has three double bedrooms and a house bathroom. At the rear of the property there are large patio area's, a single garage and hardstanding, a planning permit is in place to create off road parking and replace the single garage with accommodation, this is an ideal opportunity to put your own stamp on a property that has been in the same ownership for many years. Call Tony on 07797726677 to arrange an early viewing.







### Living

Eat-in kitchen with breakfast bar overlooking the rear patio. Lounge dining room. Large sitting room. Downstairs WC. Utility room. Large internal storeroom with access to the rear patio.

### Sleeping

Three double bedrooms with fitted wardrobes. House bathroom with bath and shower cubicle.

### Outside

Single garage. Large rear patio area.

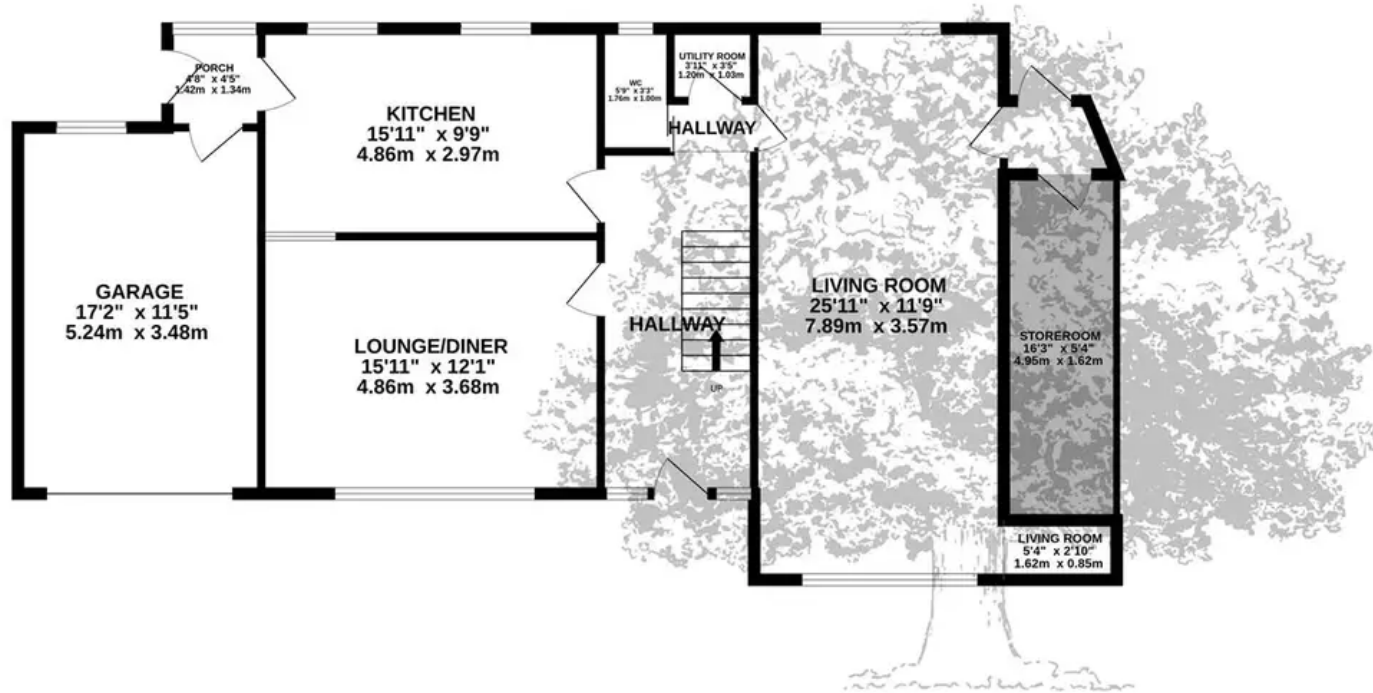
### Services

All mains (no gas). Electric heating. Fully double glazed. Planning permit to create off road parking and replace garage with living accommodation.

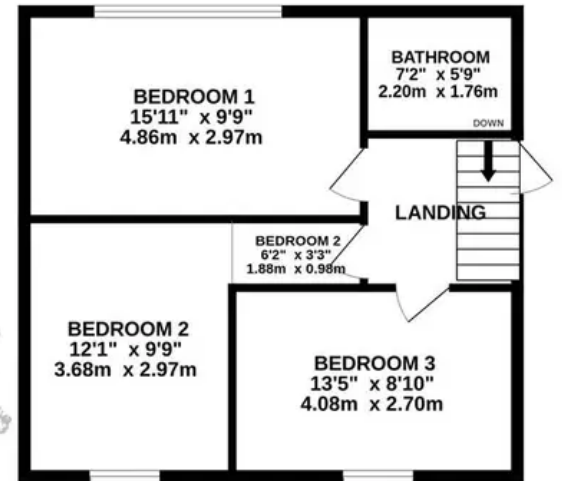




GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Broadlands

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