



1 Laurel Villas, La Route De La Haule, St. Lawrence
£895,000

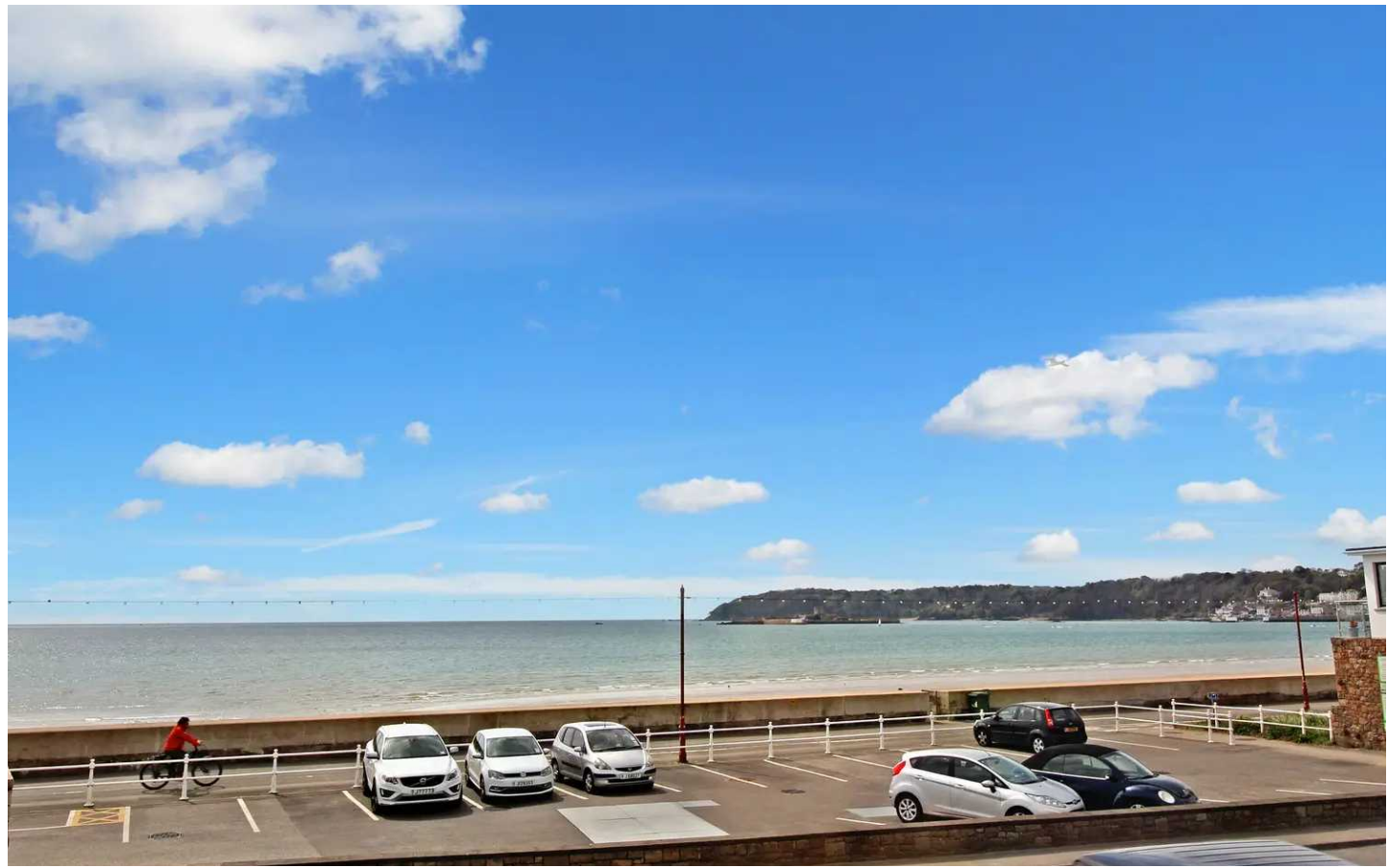
BROADLANDS
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1 Laurel Villas, La Route De La Haule

St. Lawrence, Jersey

On La Route de la Haule, directly opposite Le Perquage carpark.

- Charming house with sea views
- Two double bedrooms, two bathrooms
- Modern kitchen with centre island & separate utility
- Spacious living room/diner
- Large rear garden
- Garden room
- Large room above the garage ideal as home office / playroom
- Fantastic location just across from the beach
- Close to St Aubin and on fantastic bus route
- Double garage plus parking for 2 cars



1 Laurel Villas, La Route De La Haule

St. Lawrence, Jersey

Welcome to this charming 2-bedroom, 2-bathroom house, offering a multitude of desirable features. Situated in a desirable location, just across the road from the beach, on a frequent bus route and within walking distance of St Aubin an a host of local amenities.

Upon entering, you'll be greeted by a spacious living room, perfect for relaxing or entertaining guests. The modern kitchen is a chef's delight, featuring sleek countertops, quality appliances, and ample storage space.

One of the highlights of this house is the beautiful gardens both at the front and back, including a fabulous 1st floor sun terrace and garden/ games room. There is a home office situated above the double garage, providing a dedicated workspace and the flexibility to work from home comfortably. The two bedrooms offer tranquility and comfort, with the main bedroom boasting stunning sea views.



**Living**

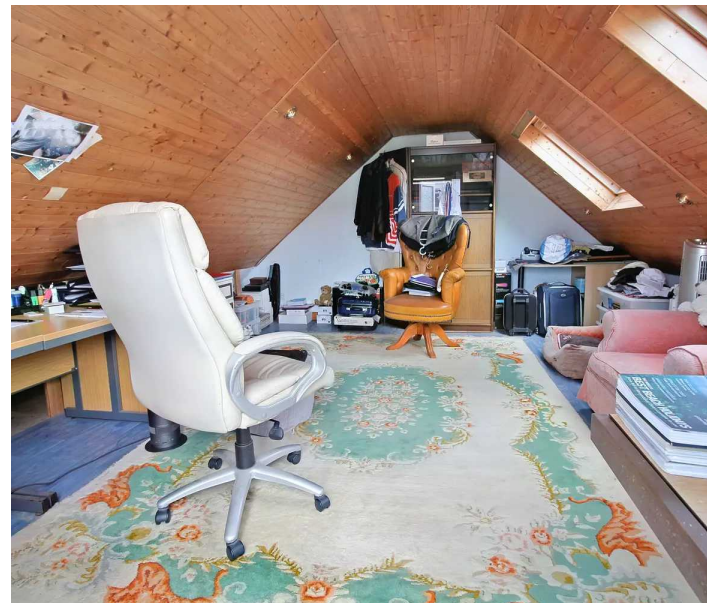
Spacious lounge/ diner opening to modern fully fitted kitchen, plus additional garden room.

Sleeping

Two good size double bedrooms, including main with beautiful sea views, plus two bathroom.

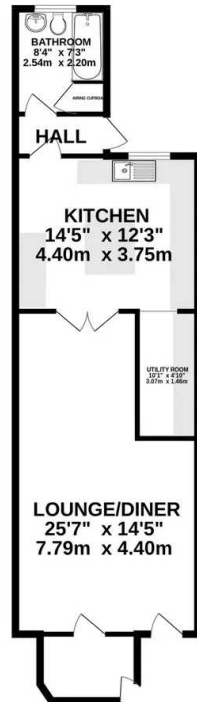
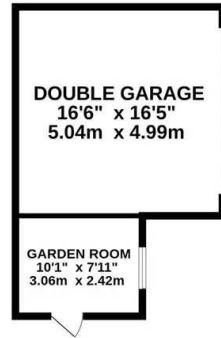
Outdoors

Attractive enclosed rear garden, plus additional front garden. Double garage plus parking for 2 cars.

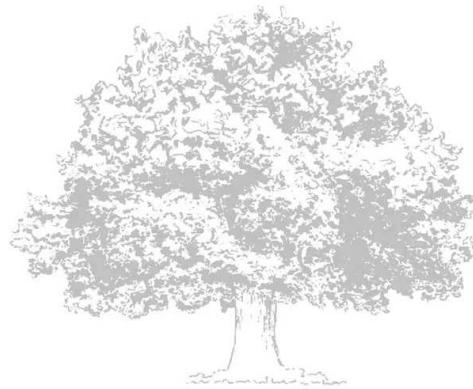
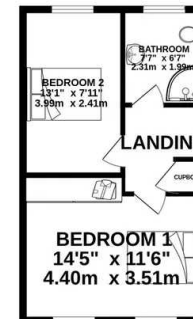
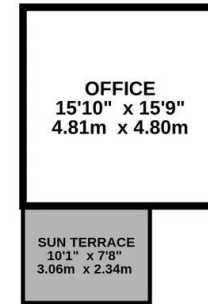




GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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