



20 Le Clos Vaze St. Johns Road, St. Helier

Guide Price **£725,000**

BROADLANDS

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20 Le Clos Vaze St. Johns Road

St. Helier, Jersey

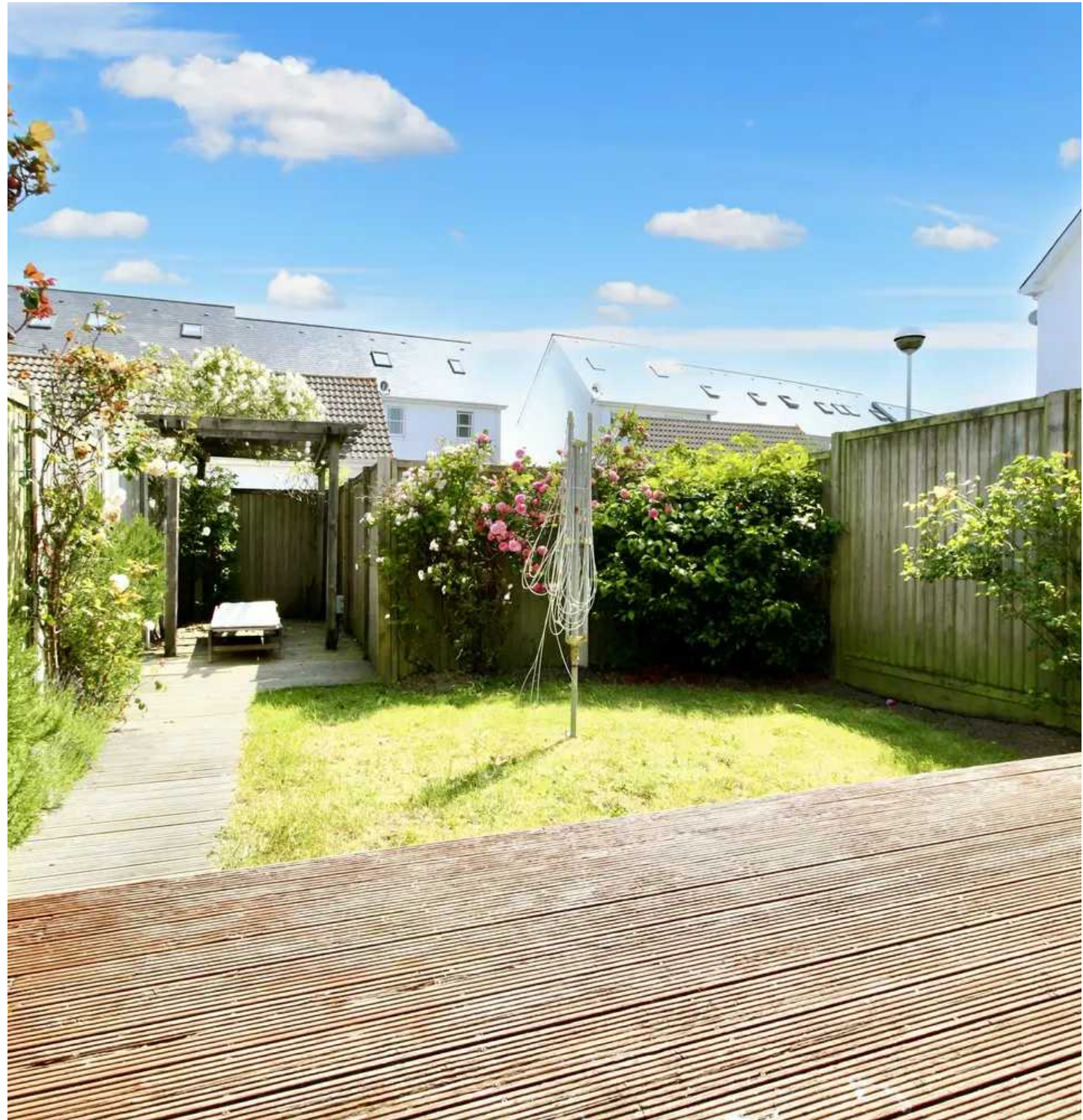
- Available to First Time Buyers
- Beautifully presented 2/3 Bedroom family home
- In great condition throughout
- Secure garden with decked entertaining area and lawn
- Single garage plus parking, and adequate visitors spaces
- Popular location for schools
- Sole agent
- Charlie@broadlandsjersey.com / Charlie Smith 07700 348421



20 Le Clos Vaze St. Johns Road

St. Helier, Jersey

Presented to the market in excellent condition, this lovely family home is situated on a sought after close of houses with large communal gardens and a fabulous play area for children. The home has been lovingly maintained by the current owners and comprises: Entrance hall with plenty of storage, a sleek, modern fully equipped kitchen with room for a dining table and a good sized living room opening onto garden, whilst upstairs you will find two large double bedrooms, house bathroom and study/nursery. The current owner has added some special touches, including wooden window shutters throughout. With the relevant planning permissions, an extra bedroom with ensuite could potentially be created in the attic. Outside there is a wonderful secure garden with a decked area for dining leading down to a lawned area, a single garage and parking, together with ample visitor parking. This really is a charming first home for a young family.





Living

Family living space opening onto garden. Light and bright fully fitted modern eat-in kitchen with full range of integrated appliances.

Sleeping

First floor contains all three bedrooms, two large double bedrooms with plenty of space for large wardrobes, and a third box room which makes a great nursery or study. All serviced by a house bathroom.

Outside

Lovely private garden, access off the lounge, fully enclosed with high fence and gate for privacy, children and pets. Decked area for dining and mostly laid to lawn with some pretty mature rose bushes.

Parking

A single garage and one parking space. Ample visitor parking.

Services

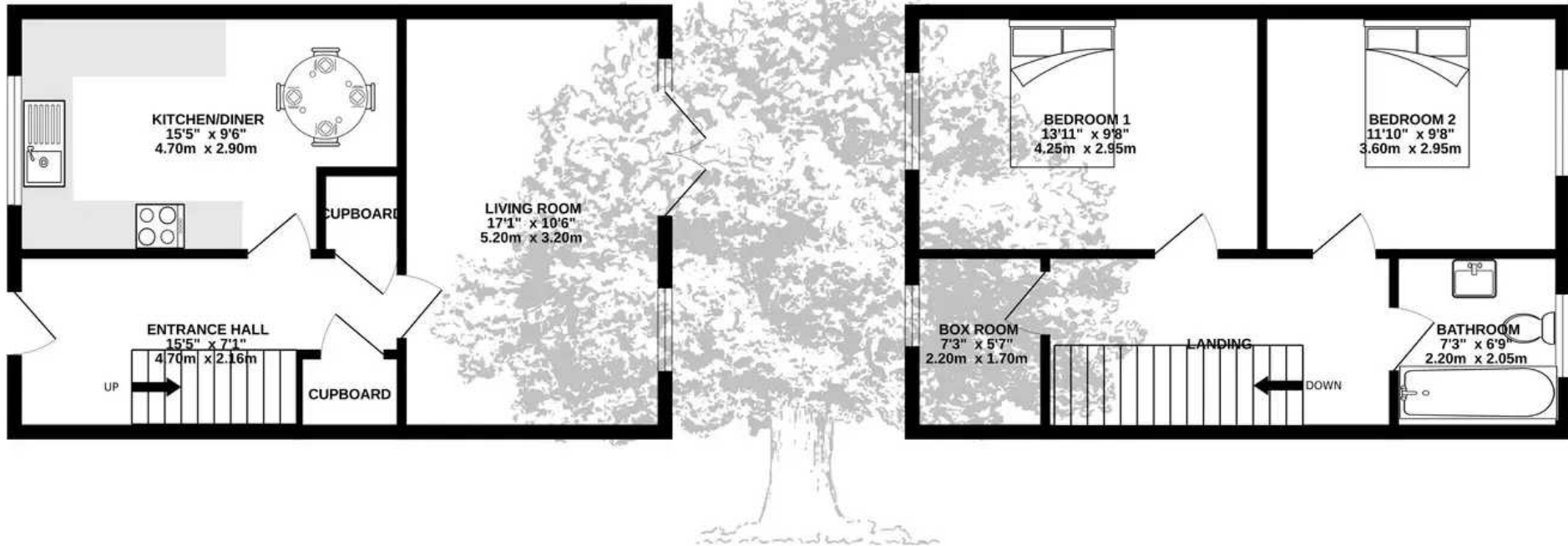
All mains, excluding gas. Fully double glazed. Underfloor heating downstairs and Electric wall heating upstairs.





GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.

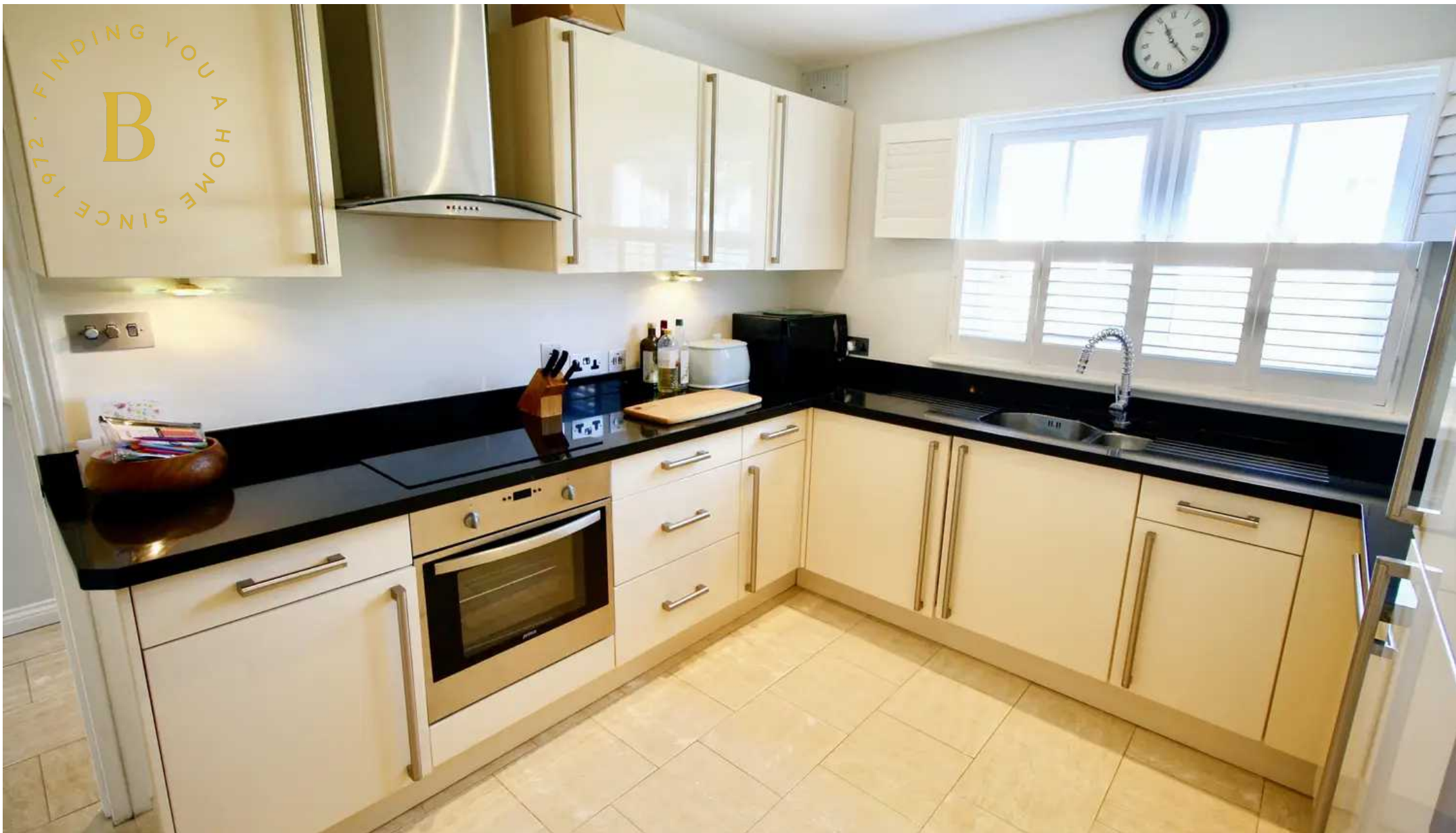
1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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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