



**151, Les Quennevais Park, St. Brelade**  
**£625,000**

**BROADLANDS**

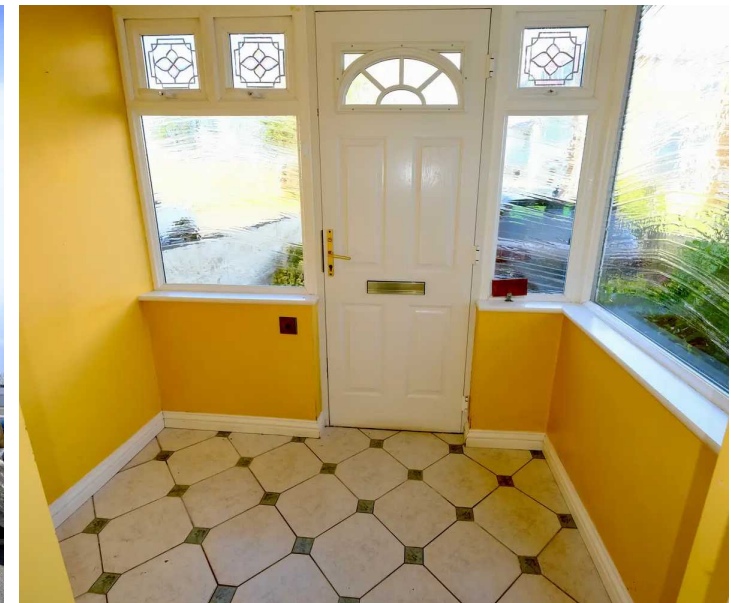
FINDING YOU A HOME SINCE 1972



# 151, Les Quennevais Park

St. Brelade, Jersey

- Located in the heart of St Brelade
- In need of modernisation
- Three bedroom family home
- Large lounge / diner with sliding doors out to the garden
- South facing enclosed garden
- Driveway parking for 2 cars and a single garage
- Close to the railway walk and spots centre
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



## 151, Les Quennevais Park

St. Brelade, Jersey

Located in the heart of a sought after area in St Brelade. An amazing opportunity to transform this 3 bedroom house into the home of your dreams. Positioned towards the end of a terrace on a quiet dead end road.

Offering 3 bedrooms, bathroom, W.C, spacious lounge/diner, kitchen and large south facing garden. With a single garage and parking for 2 cars on the driveway at the front.

Only a stone's throw from shops at Les Quennevais Precinct, the sports centre and associated sports fields. St Brelade's Bay is in walking distance and the Railway walk is at your back door, providing safe access on foot or bicycle all the way from Corbiere to St Aubin. The area offers all the amenities you could wish for! Three supermarkets, schools, bank, doctors, veterinary practice, restaurants, cafes and a very regular bus service.







### **Living**

As you come in through the porch at the front you will be drawn to the large lounge and dining space at the rear. Facing directly south there is always plenty of natural light. At the front is the separate kitchen and downstairs cloakroom.

### **Sleeping**

On the first floor there are three bedrooms, two good sized doubles and a single. These are serviced by the house bathroom.

### **Outside**

There is a large and mostly lawned south facing garden. Accessed from the lounge sliding doors but also a pathway leading from the garages. Plenty of space for additional storage sheds as you come through the back gate.

### **Services**

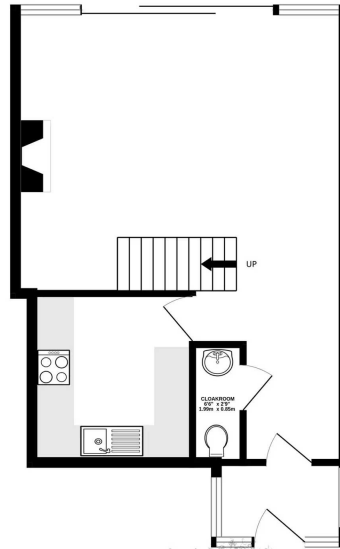
All mains services, excluding gas. Oil fired central heating. Fully double glazed. Wired for fibre.



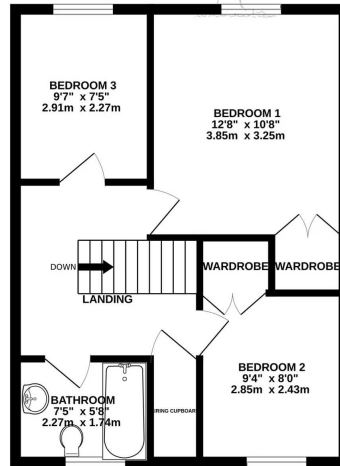




GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 917sq.ft. (85.2 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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