

FINDING YOU A HOME SINCE 1972
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L'Abri, La Grande Route De St. Jean, St. Helier
£725,000

BROADLANDS
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L'Abri, La Grande Route De St. Jean

St. Helier, Jersey

- 3 bedrooms, 1 bathroom, all upstairs together
- Additional reception room/ study
- Large rear garden with rural views
- Short drive to town
- Great reception room spaces
- Separate utility room
- Driveway parking for 3 cars
- No onward chain
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L'Abri, La Grande Route De St. Jean

St. Helier, Jersey

Lovely, rural outlook from this 3 bedroom family home. Entered into a bright entrance hall, this home has been extended from its original layout to provide generous reception space, the downstairs provides a lovely bright and open living space with doors to the fantastic rear garden, mainly laid to lawn with views over protected National Trust land. There is also an additional reception area which is perfect as a snug, office or separate dining room. The ground floor also offers a separate utility room and WC. Upstairs you will find two good size double bedrooms and a third slightly smaller with a house bathroom catering to all. To the front of the property, there is parking for 3 cars. There is a bus stop 2 doors up the road with a frequent service into town. This is an ideal family home with local schools, shops and town only a short drive in one direction whilst you have easy access to the rural parishes and the North coast to the other. No onward chain.





Living

Generous reception space on the ground floor consisting a front lounge which could also be an office, snug or dining room. A large reception room overlooking the garden. A separate kitchen diner again overlooking the garden and green space beyond. There is also a separate WC and utility room.

Sleeping

All situated on the first floor you will find two double bedrooms and a smaller third bedroom, all serviced by a house bathroom.

Outside

The rear mature garden is lovely with an outlook over Heritage land beyond the fence. There are 3 parking spaces on your private driveway.

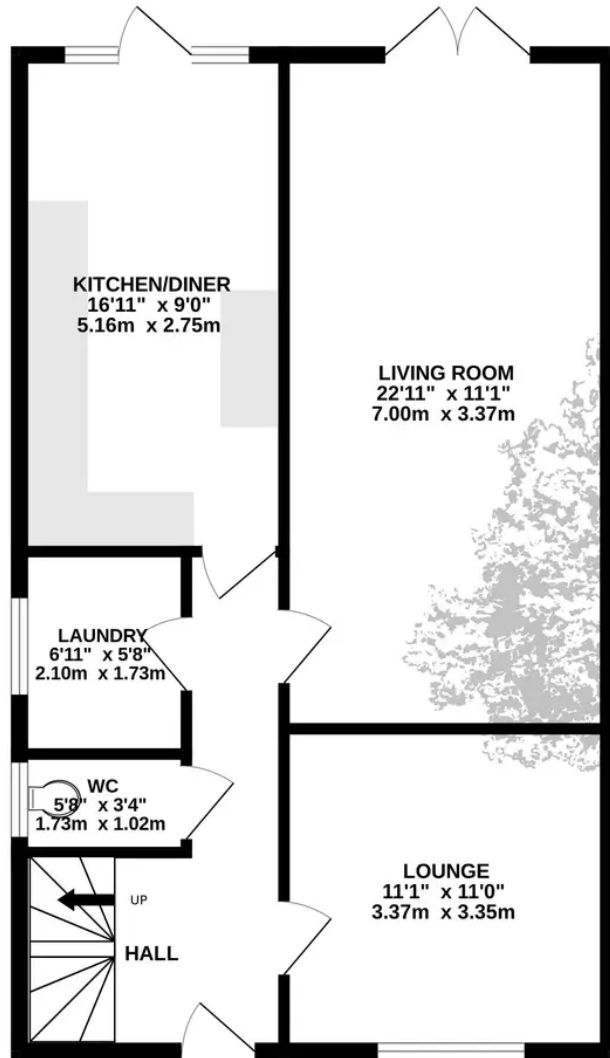
Services

All mains services, including mains gas. Gas central heating with a gas boiler so there is an endless supply of hot water (no tank required as it heats instantly). There is a gas hob for cooking and the oven is electric. Fully double glazed.

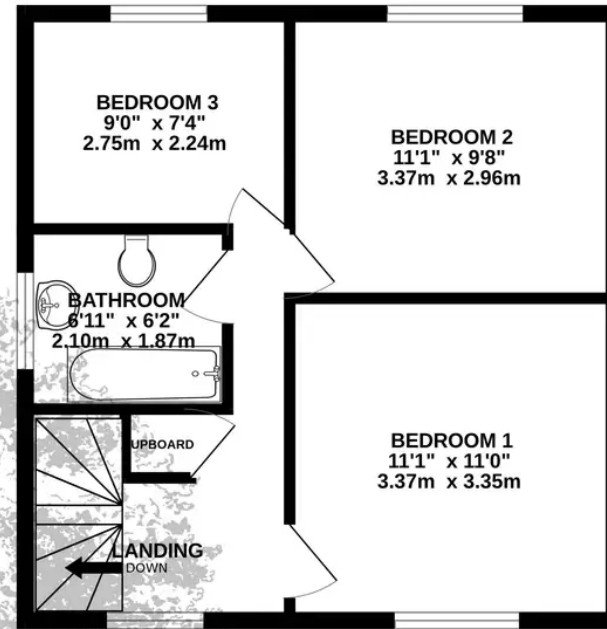




GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.9 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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