

SINCE 1972 FINDING YOU A HOME

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**Vannes, 67 Le Clos St Andre, St Helier**  
**£840,000**

**BROADLANDS**

FINDING YOU A HOME SINCE 1972

# Vannes, 67 Le Clos St Andre

St Helier, Jersey

- Detached dormer bungalow
- Popular residential area
- 3 beds plus study
- Proper sheds/workshops
- Good size gardens
- Parking for 7/8 cars
- Located on quiet avenue
- Please contact Nigel on 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## Vannes, 67 Le Clos St Andre

St Helier, Jersey

The attic space was converted some years ago so now provides 3 good sized bedrooms and 2 bathrooms. Living space is good with an eat in kitchen, separate dining room, lounge and study. Unique to the area is a very large garden to the rear with 2 sheds ( 20' by 5'6" and 40' x 5' 6" ).

Located on a quiet avenue with hardly any passing traffic yet close to shops and the beach. More than ample parking to the front for 7/8 cars.





### **Living**

Large entrance hall, lounge with double doors out to garden, separate dining room, kitchen with breakfast bar and study.

### **Sleeping**

3 large double bedrooms, one en suite and house shower room.

### **Outside**

Safe enclosed rear garden with lawn and patio areas. 2 large sheds and a BBQ house.

### **Parking**

Paved parking area to the front which can accommodate 7/8 cars.

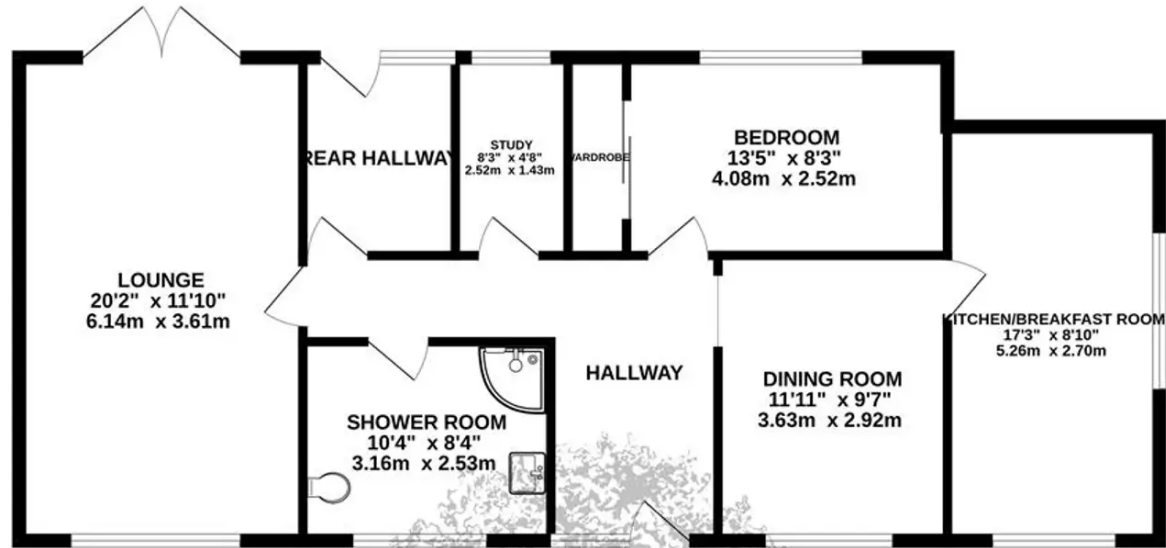
### **Services**

All mains ( no gas ) Oil fired central heating and fully double glazed.

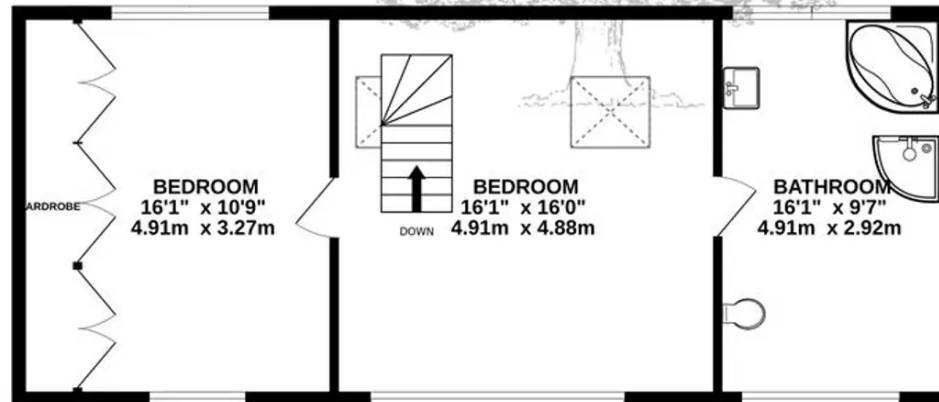




GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1558 sq.ft. (144.7 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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