



11 Clubley Estate St. Johns Road, St. Helier
£665,000

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11 Clubley Estate St. Johns Road

St. Helier

Clubley Estate is at the top of Old St John's Road on the RHS.

- Three bedroom semi-detached house
- Spacious kitchen breakfast room
- Two separate reception rooms both with wood burning stoves
- Separate utility / potential to add shower room
- House bathroom
- Large sunny south facing garden
- Garden shed
- Driveway parking for four vehicles
- Sole agent
- Contact Andrew Cruickshank 07797 814422 / andrew@broadlandsjersey.com



11 Clubley Estate St. Johns Road

St. Helier

Three bedroom semi-detached house with south facing garden and parking for four cars situated on the outskirts of St Helier.

Conveniently located in the always popular Clubley Estate, this spacious family home is perfect for the growing family and offers some fantastic bright living space with accommodation spread over two floors. Briefly consisting; good size separate kitchen breakfast room with fitted appliances, dining / family room with wood burning stove and wooden flooring, living room with another wood burning stove and wooden flooring, large separate utility (potential to become possible study / cloakroom etc). Upstairs there are two double bedrooms both with fitted wardrobes and a large single bedroom plus house bathroom. To the outside is a secure sunny south facing garden mostly laid to lawn with small patio and garden shed. Driveway parking is good with space for four cars. The property is close to a supermarket, schools and on a regular bus route. A short walk down the hill takes you into town. No onward chain. Contact Broadlands the vendors sole agents to arrange a viewing today.





Living

Great ground floor living space. Large separate kitchen breakfast room. Two comfortable separate receptions both with wooden flooring and each with a wood burning stove. Good size utility that could easily be used as another versatile space eg study / cloakroom.

Sleeping

Three bright bedrooms to the 1st floor. Two doubles and one large single. House bathroom.

Outside

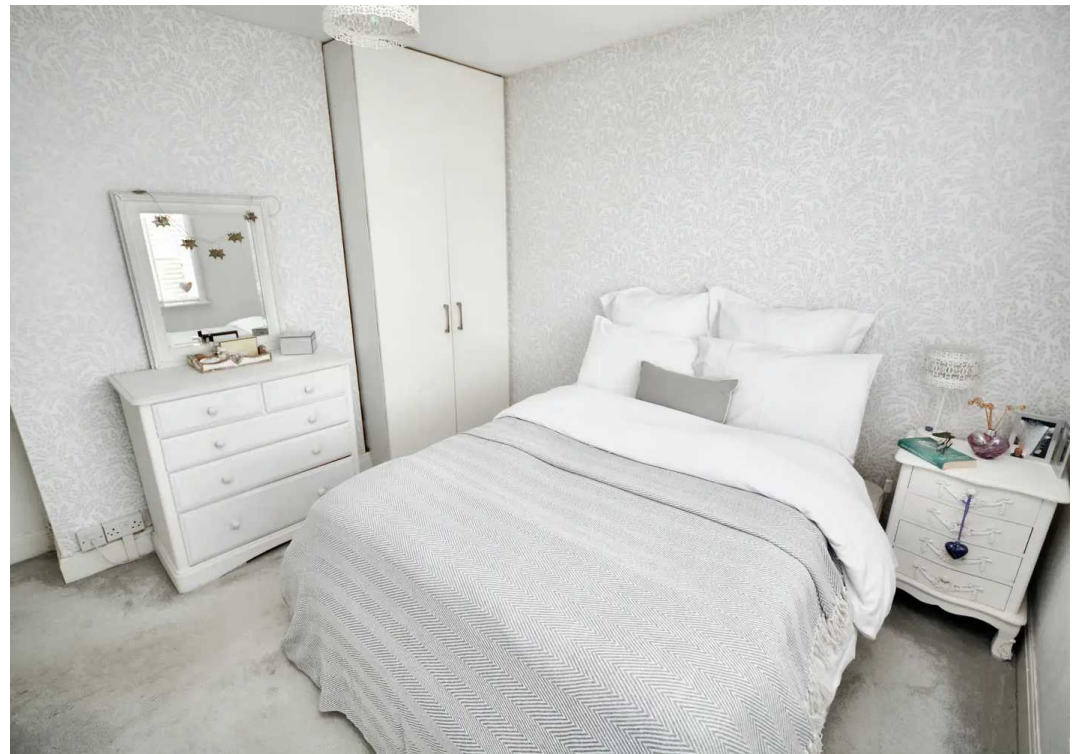
Secure south facing rear garden. Four good size parking spaces to the front.

Services

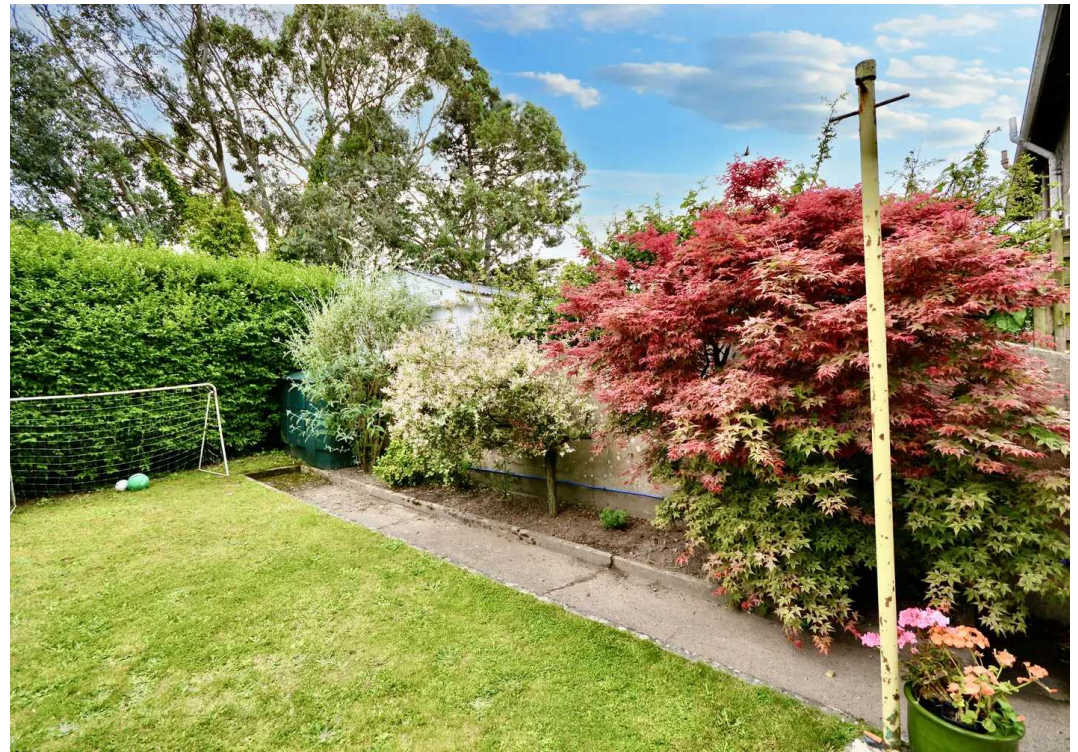
All mains (excluding gas). Oil fired central heating. Fully double glazed.



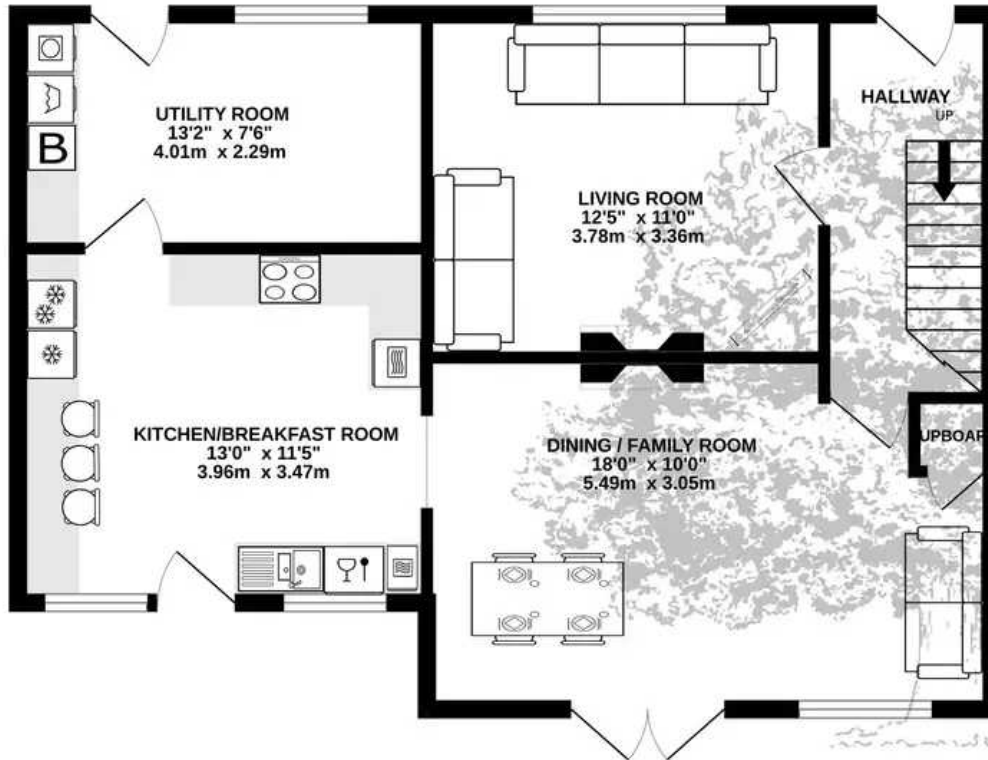




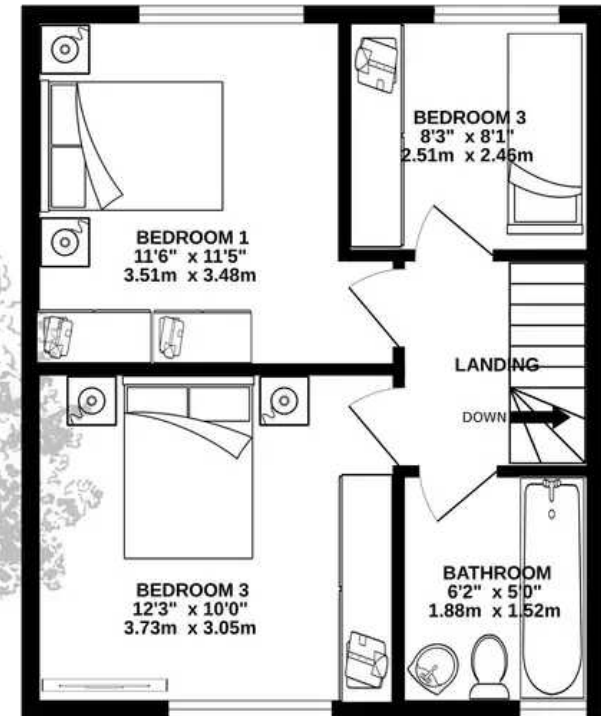




GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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