



**2 Maison De Haut La Rue Du Tapon, St. Saviour**  
**£849,000**

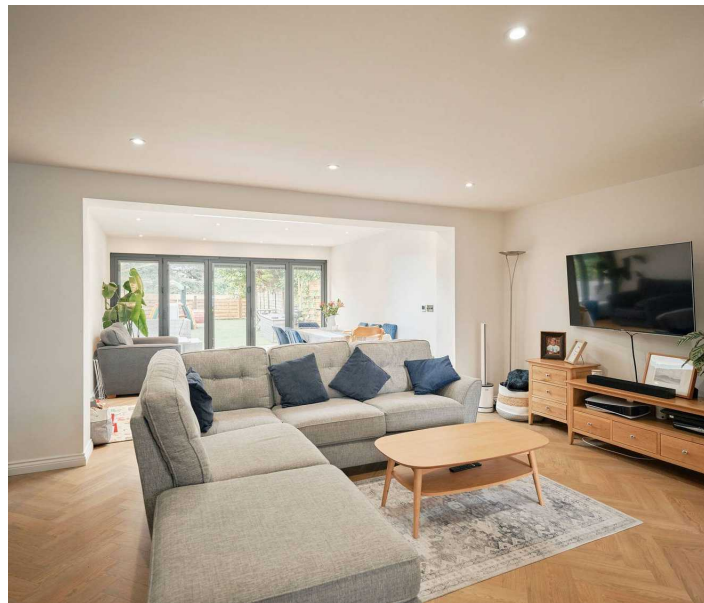
**BROADLANDS**  
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# 2 Maison De Haut La Rue Du Tapon

St. Saviour, Jersey

- Excellent family home
- Three double bedrooms and two bathrooms
- Rural location feel, minutes from school zones
- South facing secure garden with pretty green outlook beyond
- Low maintenance garden
- Brand new extension adds game changing reception space with underfloor heating
- Modern, fitted kitchen with breakfast bar
- Two parking plus private storage shed
- Sole agent
- [charlie@broadlandsjersey.com](mailto:charlie@broadlandsjersey.com) / 07700 348 421



## 2 Maison De Haut La Rue Du Tapon

St. Saviour, Jersey

From the entrance hall the house flows effortlessly through the open plan ground floor space, featuring a newly constructed extension with light roof lantern and bifold doors optimizing indoor outdoor flow and making the garden an extension of the reception spaces. This beautiful garden extension now means the house offers adequate reception space, complementing the bedroom areas, making it ideal for both relaxation and entertaining. The first floor features a house bathroom and two double bedrooms with built in wardrobes. The top floor sanctuary features a great double bedroom en suite with bespoke built in furniture. The south side of the house features a secure, south-facing garden that provides a private oasis for relaxation and enjoyment with outlook beyond over green fields. The property features ample driveway parking for two vehicles. Additionally, a garden shed to the front of the house provides versatile storage options which doubles as a garage space for family bicycles and outdoor equipment. Situated in close proximity to reputable schools and minutes to St Helier centre, residents enjoy the convenience of urban amenities while still being able to retreat to their peaceful abode.







### Living

Front door entrance hall and staircase (with built in under stair storage) leads to both kitchen and open plan reception spaces. The beautifully fitted and designed modern kitchen makes the most of the space with fitted appliances and a wonderful breakfast bar that pushes into the reception spaces and links them together. The living room now flows seamlessly into a second reception space, an extension which has recently been completed, with a large light lantern roof and bifold doors folding back the entire width of the room opening into the garden.

### Sleeping

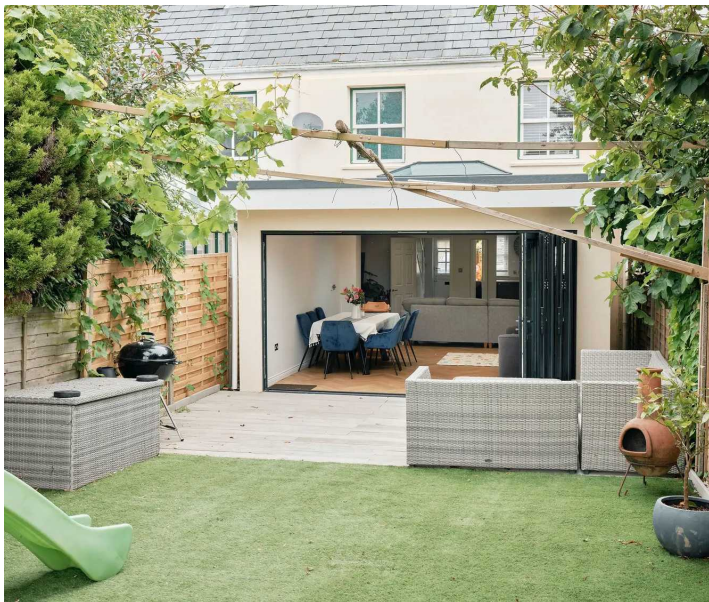
The first floor features the house bathroom and two good size double bedrooms both with nice window outlooks and full range of fitted wardrobes, both laid to carpet. The second floor has been modified so that it now contains one large master suite with bespoke fitted bedroom furniture and ensuite shower room.

### Outside

To the south side of the house is the garden, secure and private with no overlooking neighbours. Extremely low maintenance and with a pretty outlook over green fields. There are two designated driveway parking spaces to the front of the house. There is also a third car-park size patch of land that is yours, which sits a garden chalet to use as storage for bikes, kayaks etc.

### Services

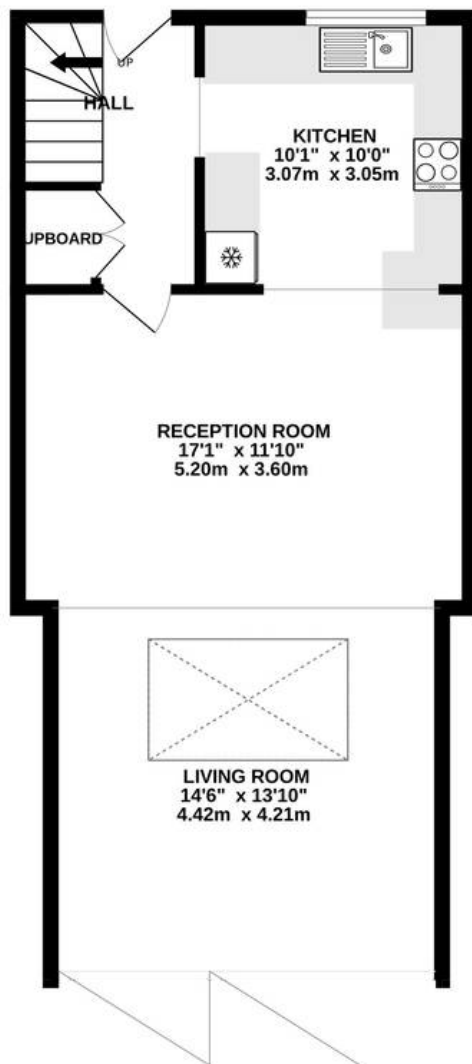
Fully double glazed. Oil fired central heating throughout except for the new extension reception room which is underfloor heating. All mains services, excluding gas. The close also has access to a borehole to use for watering garden and washing cars etc.



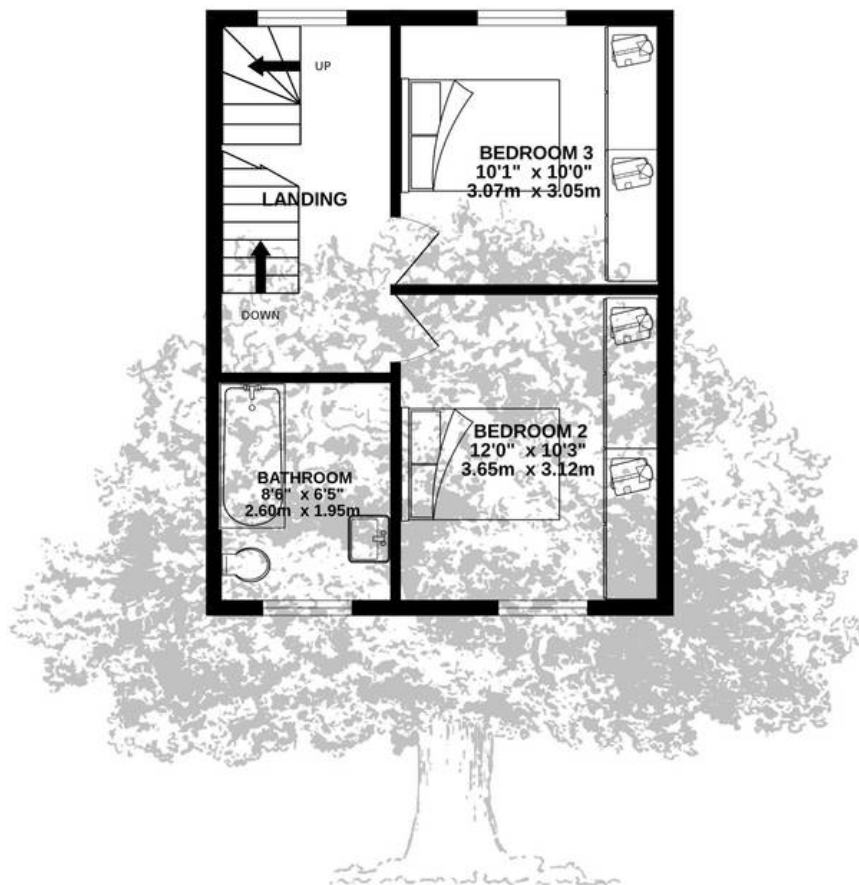




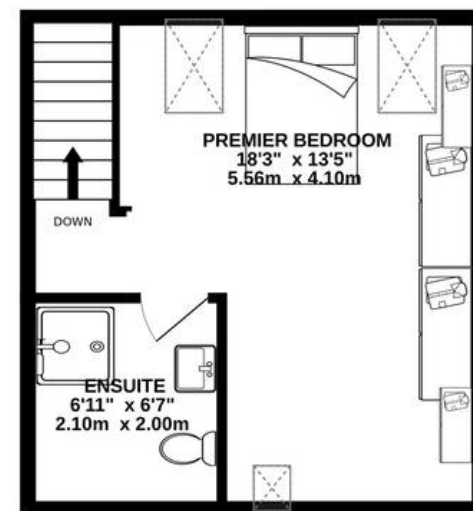
GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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