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**B**  
SINCE

**Chamonix Ruelle D'Avranches, St Lawrence**  
**£935,000**

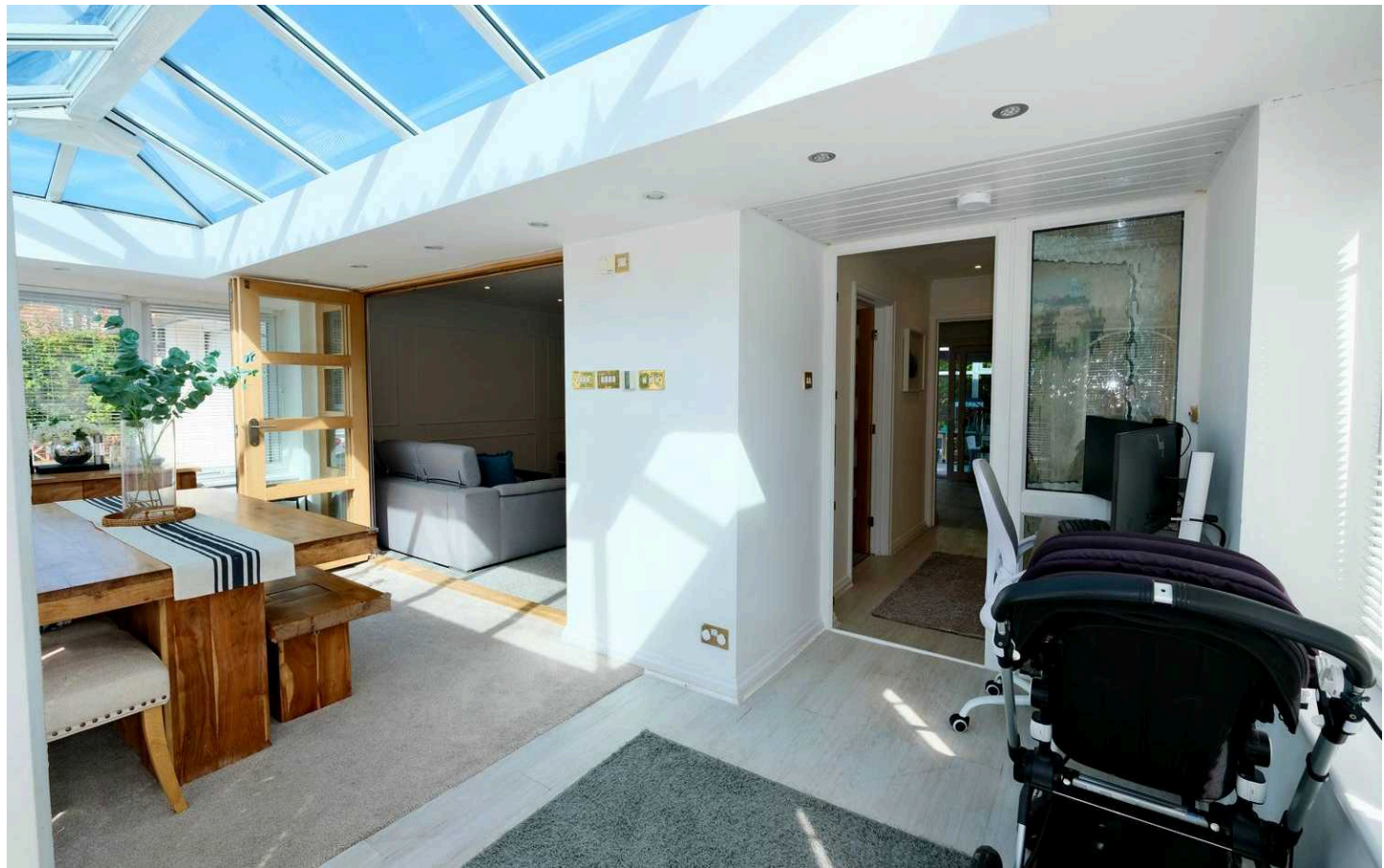
**BROADLANDS**  
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# Chamonix Ruelle D'Avranches

St Lawrence, Jersey

- Three bedroom bungalow
- Multiple reception spaces
- Large wrap around lawn garden
- Scope to extend if needed
- Quiet country location on a green lane
- Small close of just 5 homes
- Driveway parking for two cars and single garage
- Contact Harry on 07797751557 or [harry@broadlandsjersey.com](mailto:harry@broadlandsjersey.com)





# Chamonix Ruelle D'Avranches

St Lawrence, Jersey

Nestled in a quiet country location on a green lane in St Lawrence, this charming three bedroom detached bungalow offers plenty of space for a growing family or someone downsizing.

Featuring three bedrooms and multiple reception spaces, this well-proportioned property boasts a warm and inviting atmosphere.

With a large wrap-around lawn garden, there is ample outdoor space that is private and fully enclosed.

The property also presents an opportunity for extension, allowing flexibility to create a custom living space. Set within a small close of just 5 homes the property benefits from driveway parking for two cars and a single garage. There are also a couple of visitor spaces.

With the potential to extend the property, there is an opportunity to personalise the space to suit your needs. This one is not to be missed.







### **Living**

Entering the front of the property you will come into the sunroom which is ideal for a dining table and with space for a home office setup. Bi-fold doors lead you to the lounge that features a multi fuel burner. At the rear of the home is the modern kitchen with fully integrated electric appliances and breakfast bar. Doors from here lead to the conservatory / playroom and separate utility and cloakroom.

### **Sleeping**

The hallway connects the three double bedrooms, the principle benefitting from the built in wardrobe space, and then the main house bathroom.

### **Outside**

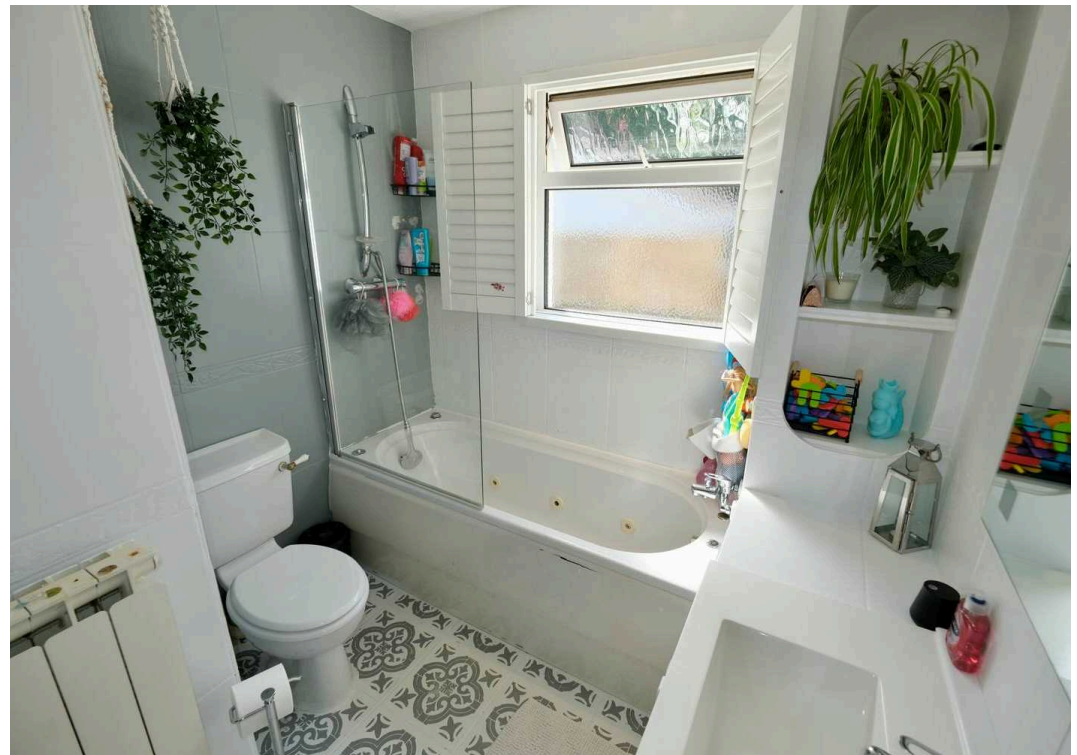
There is a patio in front of the sunroom and then a large wrap around lawn garden with plenty of external storage space and a raised decked area for seating. Parking for 2 cars comfortably on the driveway along with another space inside the single integral garage. There are also 2 visitor spaces on the communal drive for the 5 houses.

### **Services**

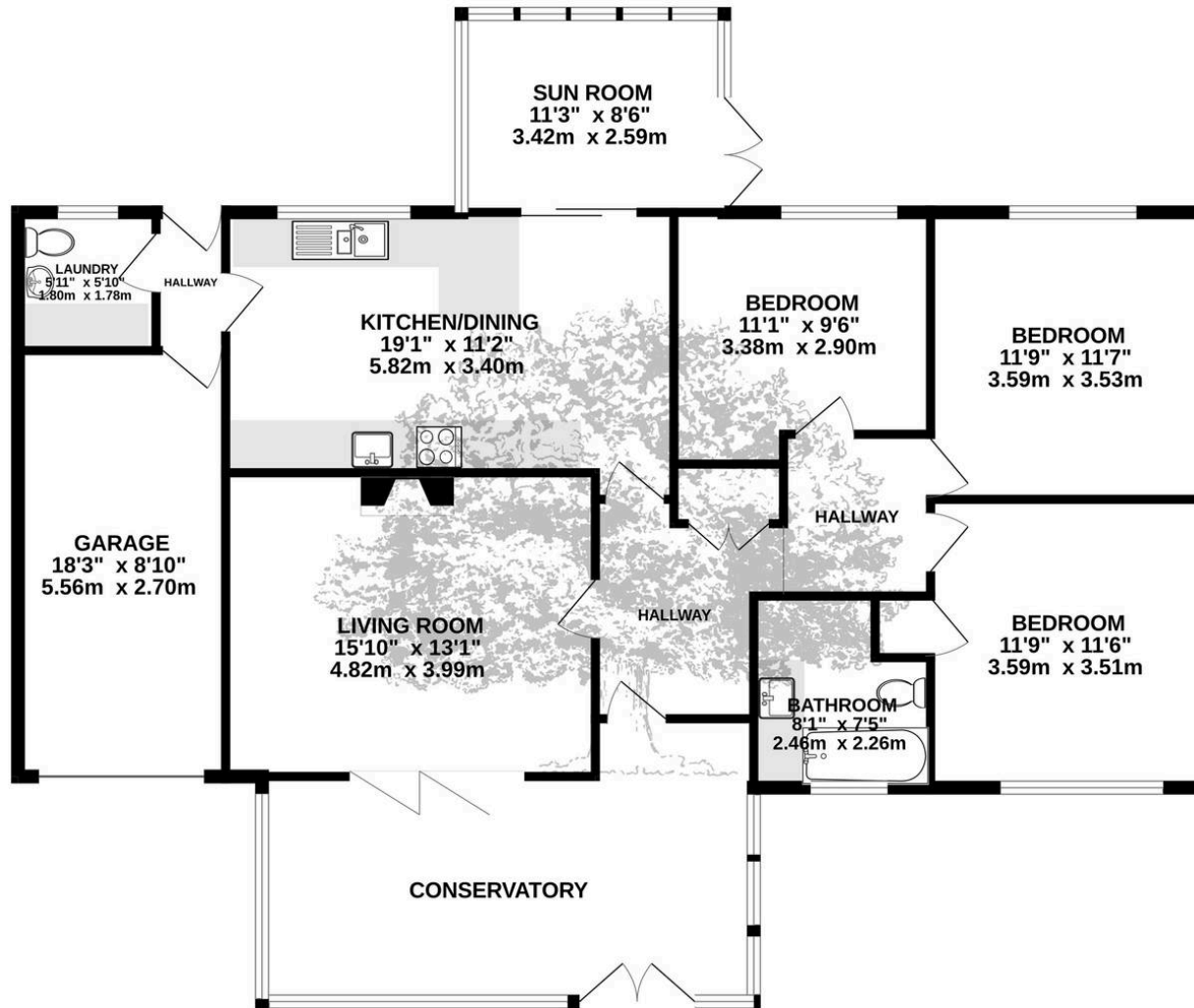
All mains services, no gas. Oil fired central heating, brand new boiler has just been installed. Fully double glazed.







GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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