



7 Landfield Drive, Mont Millais, St. Helier

£680,000

BROADLANDS

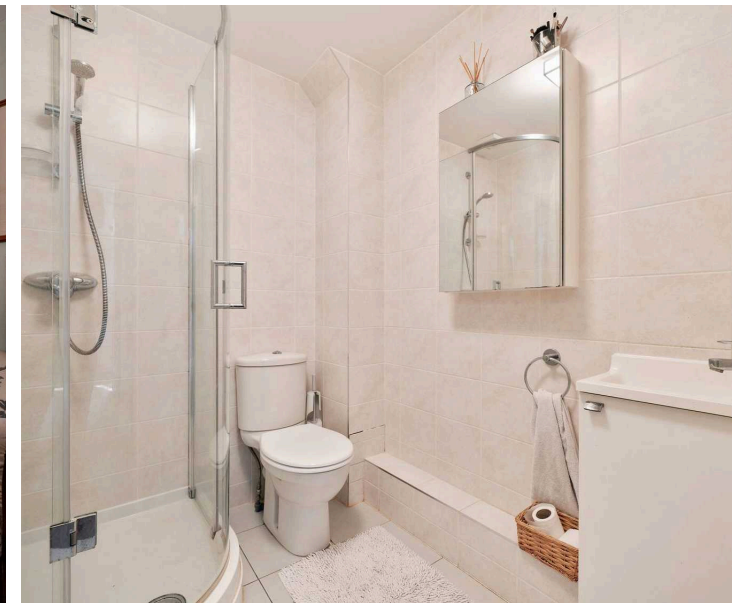
FINDING YOU A HOME SINCE 1972

7 Landfield Drive, Mont Millais

St. Helier, Jersey

Heading up Mont Millais, Landfield Drive is just a short way up from Howard Davis Park on the LHS, with the entrance opposite the old Luxicabs depot.

- Versatile four bedroom three bathroom terraced house
- Bedrooms and bathrooms on every floor
- Three reception rooms
- Comprehensive energy saving upgrades (2023)
- Convenient location close to main schools and colleges
- Sunny tiered garden
- Driveway parking for two
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



7 Landfield Drive, Mont Millais

St. Helier, Jersey

Fantastic four bedroom family home perfectly located in a small close off Mont Millais, close to the schools.

This generously proportioned property has benefitted from many substantial upgrades in 2023 and offers plenty of versatile living space for all the family with bedrooms and bathrooms on all floors! Over 1,600 sq ft of accommodation spread out over three floors. To the ground floor there is a good size second reception / possible fifth bedroom, shower room, contemporary kitchen (2023) with quality appliances that opens into a delightful conservatory (2023) which works well as a dining room and leads to the garden. Perfect for entertaining friends and family. To the first floor is a bright and spacious living room, double bedroom and house bathroom. On the top floor there are two further double bedrooms (one ensuite) and single bedroom / nursery or study. To the rear is a tiered sunny enclosed garden with raised patios, offering plenty of sheltered space for entertaining and relaxing. Driveway parking is provided for two vehicles. This lovingly maintained family home now benefits from; new external insulation and rendering, all new double glazed windows, soffits, gutters, fascias and internal insulated walls to the conservatory. This work has been undertaken at no expense spared and ensures that the property meets modern standards for energy proficiency. Easy walking distance to the center of town and schools makes for some very convenient living! Contact Broadlands the vendor's sole agent to arrange your viewing today.





Living

Three wonderful reception rooms to the ground and first floors, all bright and spacious. The garage has been converted to a ground floor reception and could be used as possible bedroom five, with shower room on the same floor.

Sleeping

Currently four bedrooms (three doubles and one single) and three bathrooms (one ensuite) spread over three floors.

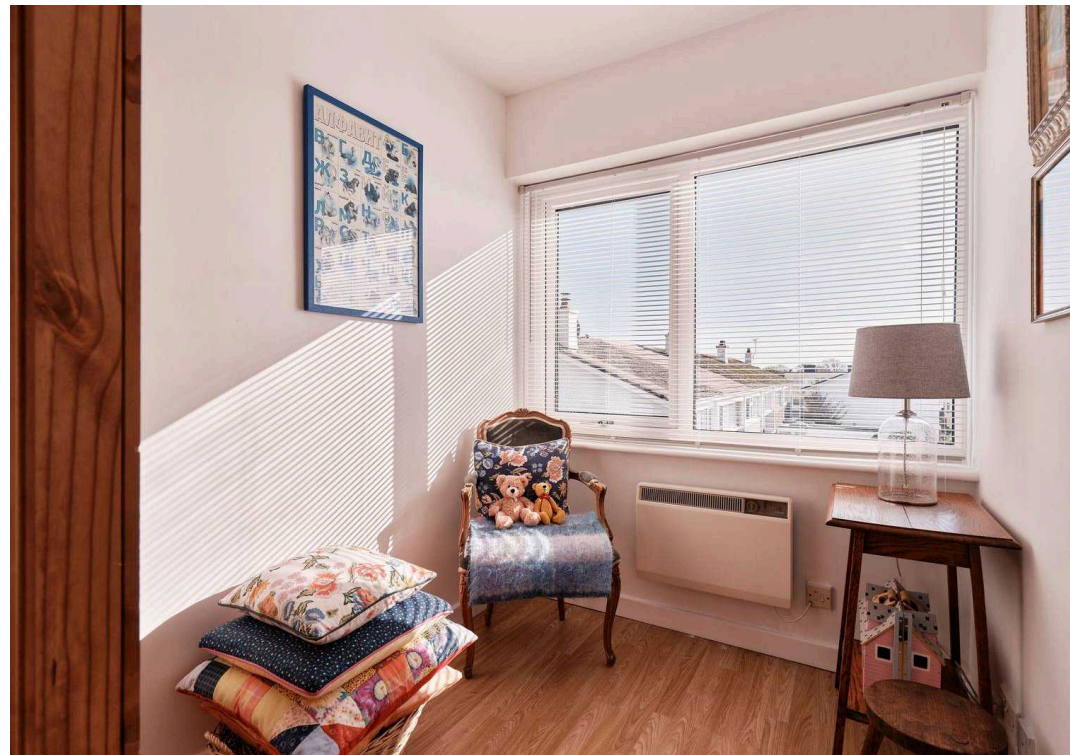
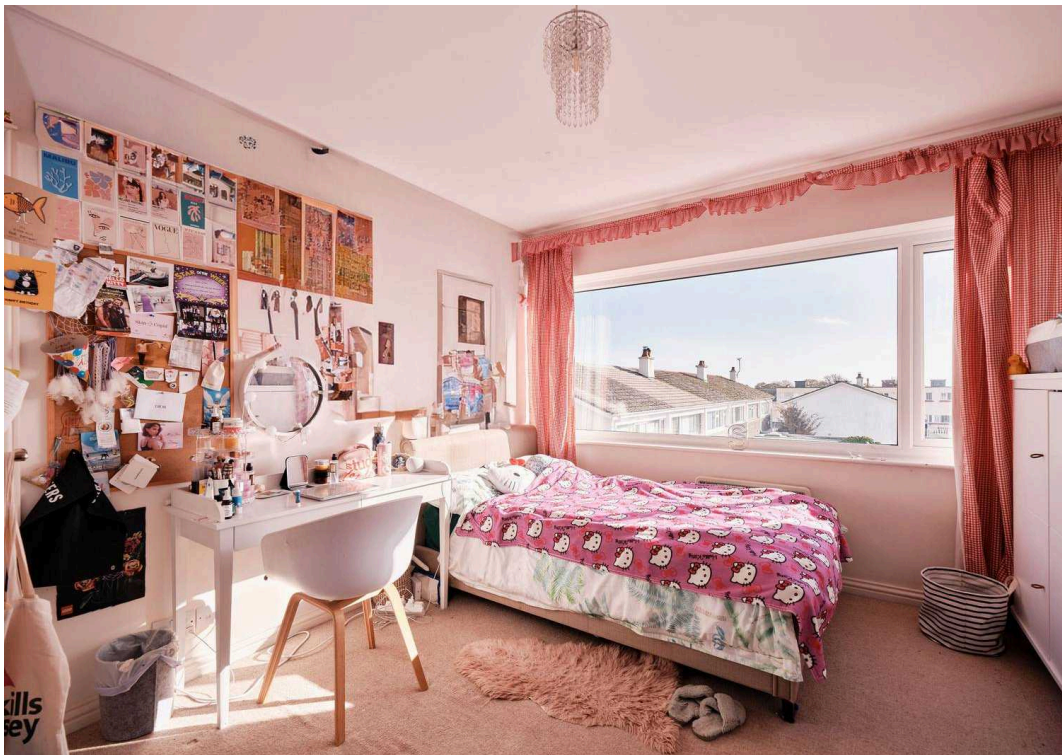
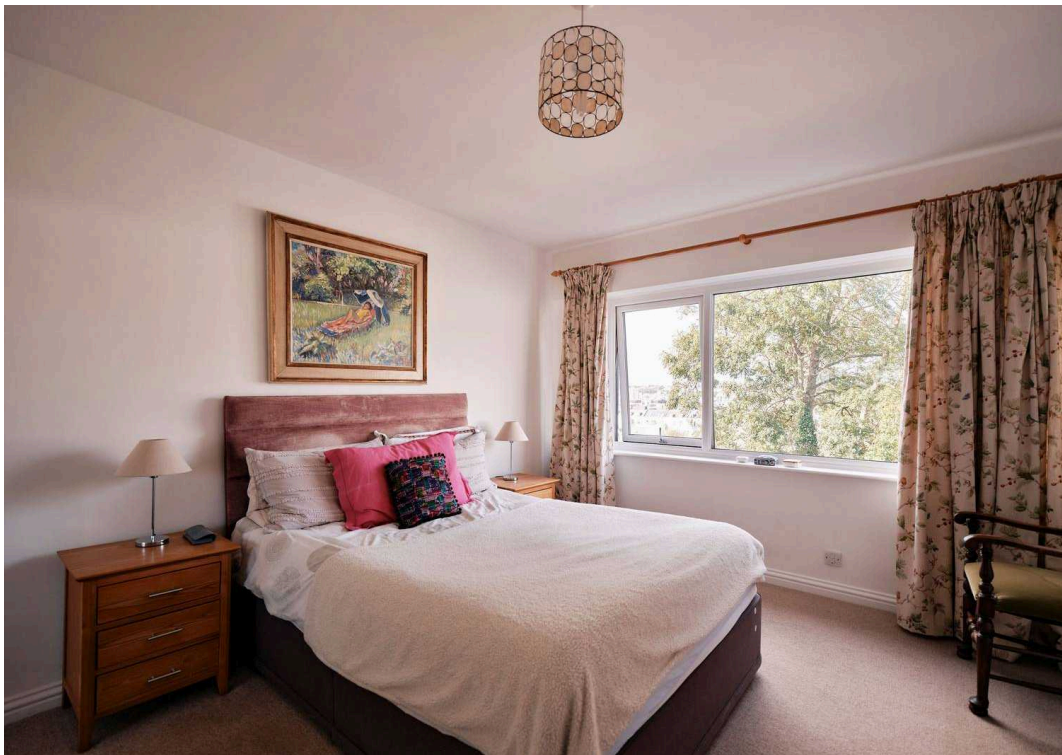
Outside

Raised rear garden with tiered patios offering delightful town scapes.

Services

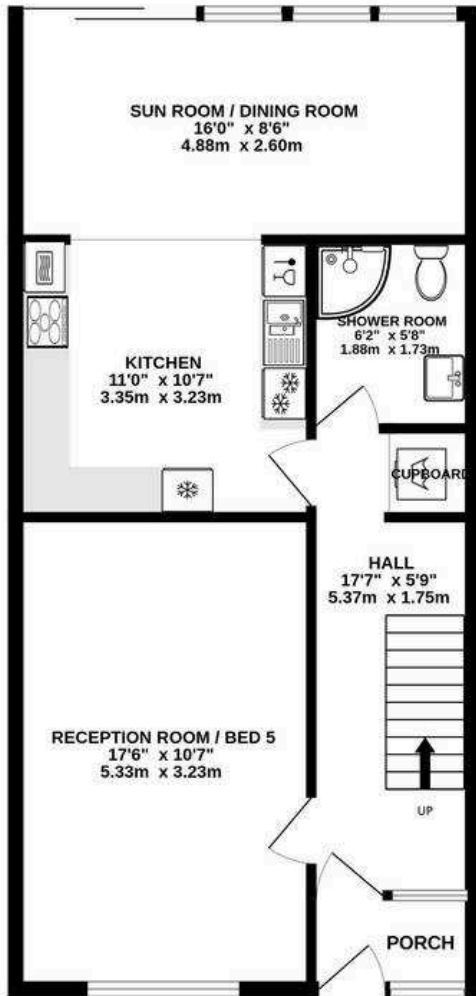
All mains (no gas). Electric heating. Refurbishment work carried out in 2023 cost £40,000 and inc; Fully double glazing throughout (2023). External insulation and rendering (2023). Soffits, gutters and fascias (2023). Roof steam cleaned and broken tiles replaced (2023). Internal insulation in conservatory (2023). New electric heating being installed Oct / Nov 2024 at vendor's expense (£4,500).



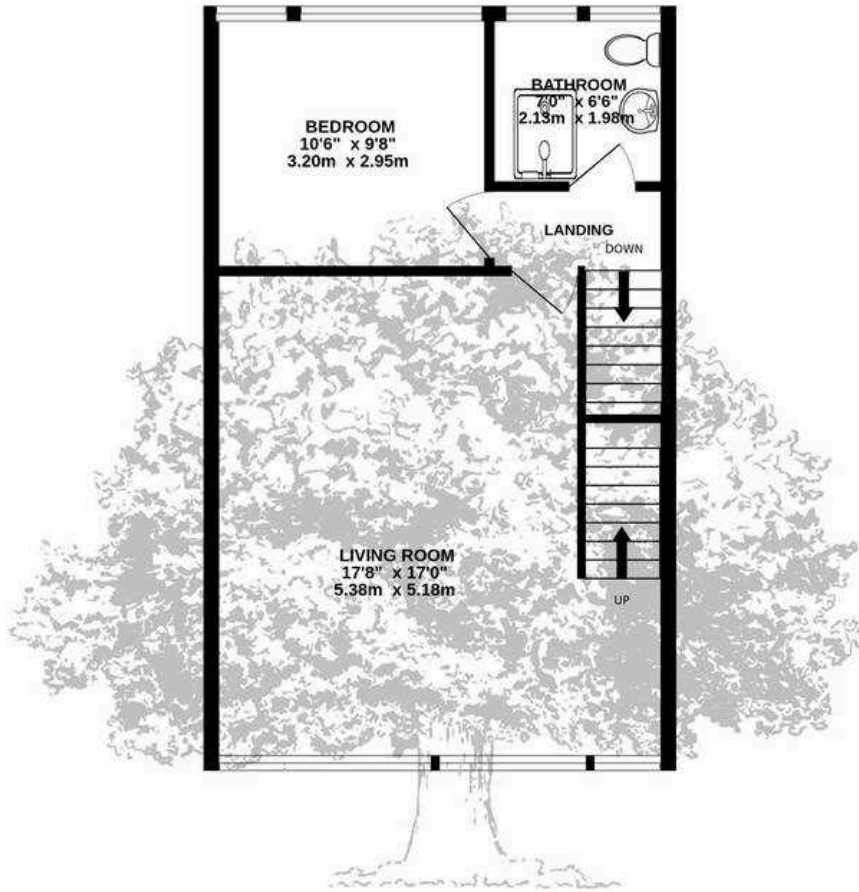




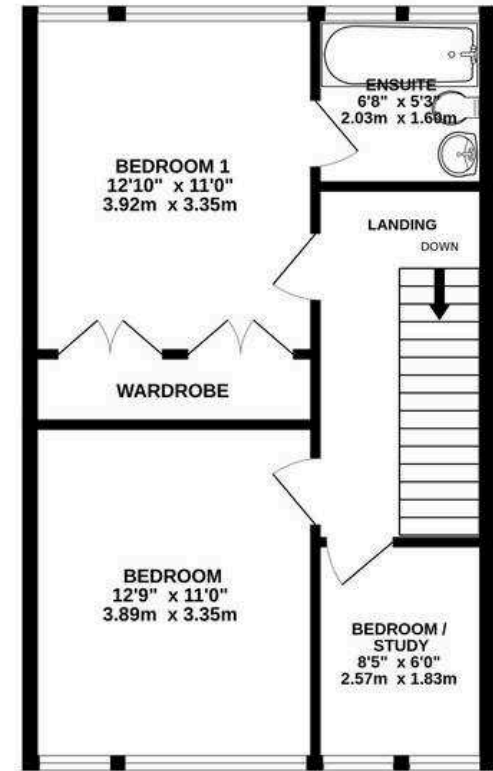
GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.

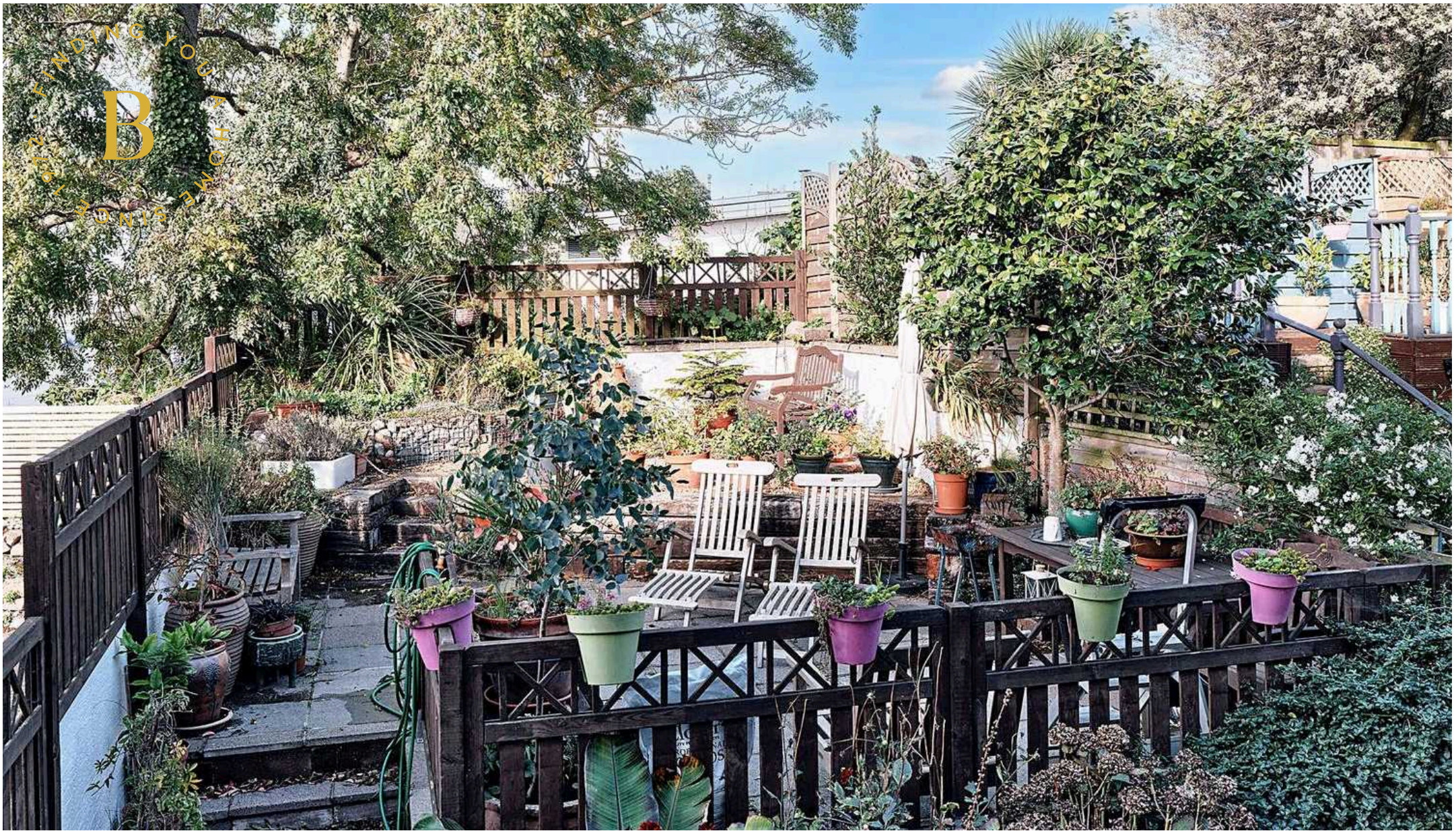


2ND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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.
Made with Metropix ©2024



Broadlands

Broadlands Estates, Library Place - JE2 3NL

07797 814422 • andrew@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972