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SINCE 1972  
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Polperro, Les Grands Vaux, St. Helier  
£795,000

**BROADLANDS**

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# Polperro, Les Grands Vaux

St. Helier, Jersey

- Spacious detached bungalow
- 3 Double bedrooms
- Good size lounge/diner
- Low maintenance suntrap patio garden
- Garage and parking
- Plans passed to extend
- Sole agent
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# Polperro, Les Grands Vaux

St. Helier, Jersey

On the outskirts of town, sits this spacious detached three double bedroom bungalow with a surprisingly large garden. In the current ownership there have been improvements completed to include insulation and wiring to 2 bedrooms plus landscaping. There is still plenty of scope for the new owner to remodel and upgrade as plans have been passed to do this.

The house stands on a very large site with a garage and parking. The surrounding properties have opened up their front garden to create more parking.

Located just a short distance from town in one direction and Grands Vaux reservoir in the other it is well placed for schools and colleges.





### **Living**

Spacious lounge diner with serving hatch from kitchen and double doors to front garden. Kitchen with breakfast bar and door to outside.

### **Sleeping**

3 Double bedrooms and house shower room.

### **Services**

All mains ( no gas ) Oil fired central heating and full double glazing.

### **Plans for extension**

There is current planning permission to extend into the attic and also to create a single storey extension to the rear and improve the kitchen. Parking can also be extended. These plans are available for inspection on site.

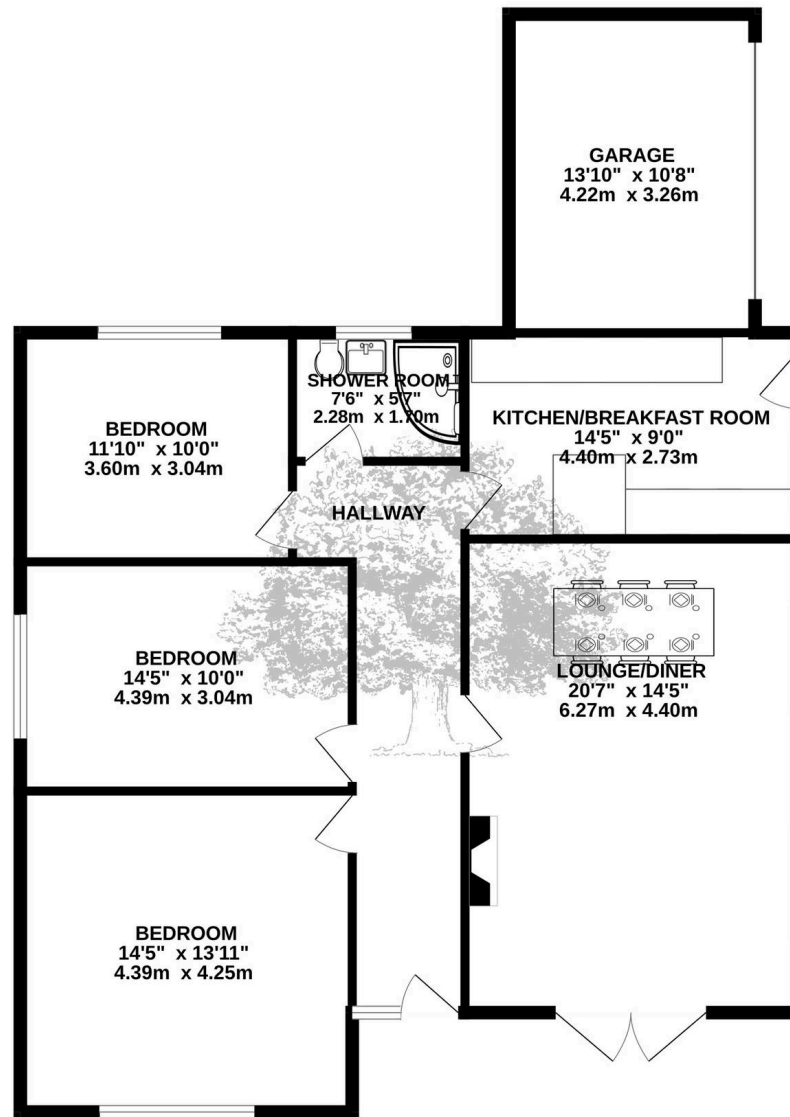
### **Outside**

Extensive garden with sunken suntrap paved area. Semi derelict outbuilding. Small garage and driveway parking for three cars.





GROUND FLOOR  
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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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