



**Pinewood, 40 Clearview Street, St. Helier**  
**£525,000**

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972



# Pinewood, 40 Clearview Street

St. Helier, Jersey

- Charming 3 bedroom cottage
- Tucked away on a quiet, one way residential street
- Outskirts of town
- Modern fully integrated kitchen / diner
- Rear patio / terrace
- Residents parking zone
- Sole agent
- Contact James on 07829835076 or [james@broadlandsjersey.com](mailto:james@broadlandsjersey.com)



## Pinewood, 40 Clearview Street

St. Helier, Jersey

Located on the outskirts of town, this charming 3-bedroom semi-detached cottage offers a peaceful retreat on a quiet, one-way residential street. This delightful property presents a modern and fully integrated kitchen/diner, ideal for entertaining guests and family gatherings.

Thoughtfully designed, the semi-detached cottage boasts three bedrooms, providing ample space for a growing family or professionals seeking a cosy abode. With a rear patio/terrace, residents can enjoy outdoor relaxation within the comforts of their own home.

Situated within a residents' parking zone, convenience meets tranquillity in this lovely home. From the picturesque exterior to the well-appointed interior, this property is a gem waiting to be discovered. As the sole agent of this residence, we invite you to step into a haven of comfort and elegance in this semi-detached cottage.







### **Living**

On the ground floor is the modern L shaped kitchen diner that leads around to the lounge at the front of the property. Off the kitchen there is a door to the private enclosed terrace space.

### **Sleeping**

On the first floor you will find 3 bedrooms and the house bathroom. There are 2 doubles and a single, the primary at the front of the building occupies the whole width of the property.

### **Outside**

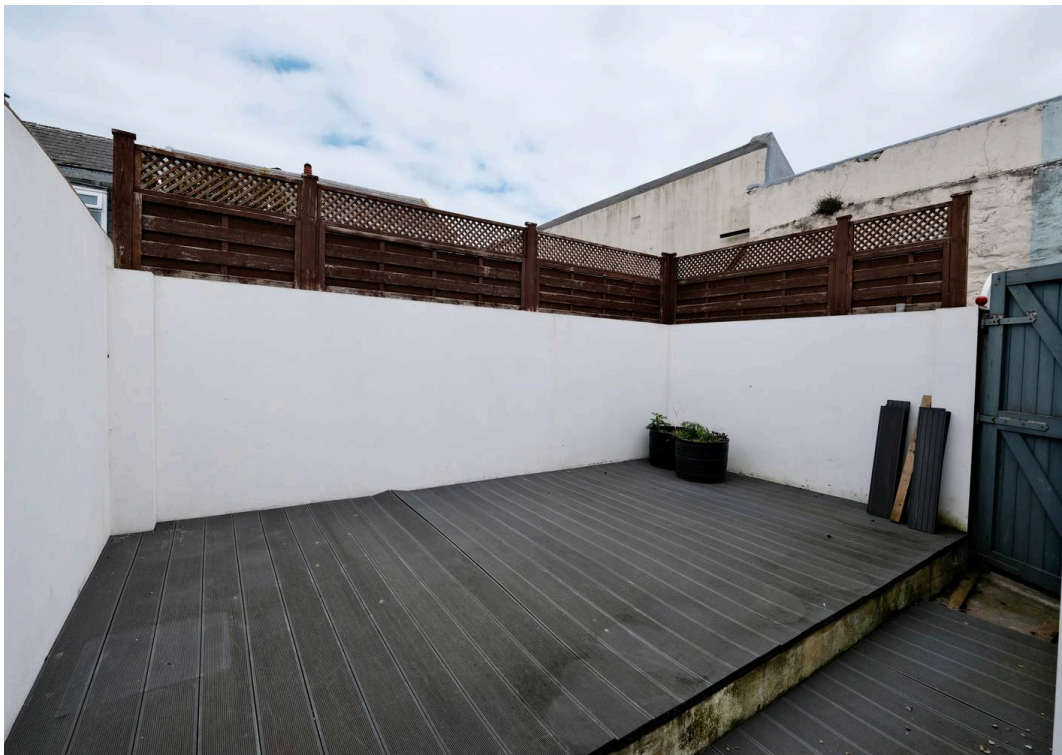
Fully enclosed, private rear patio and terrace. Shared alleyway with this property and the cottage at the rear. Residents parking zone.

### **Services**

All mains services. Electric underfloor heating on the ground floor, electric radiators upstairs. Fully double glazed.

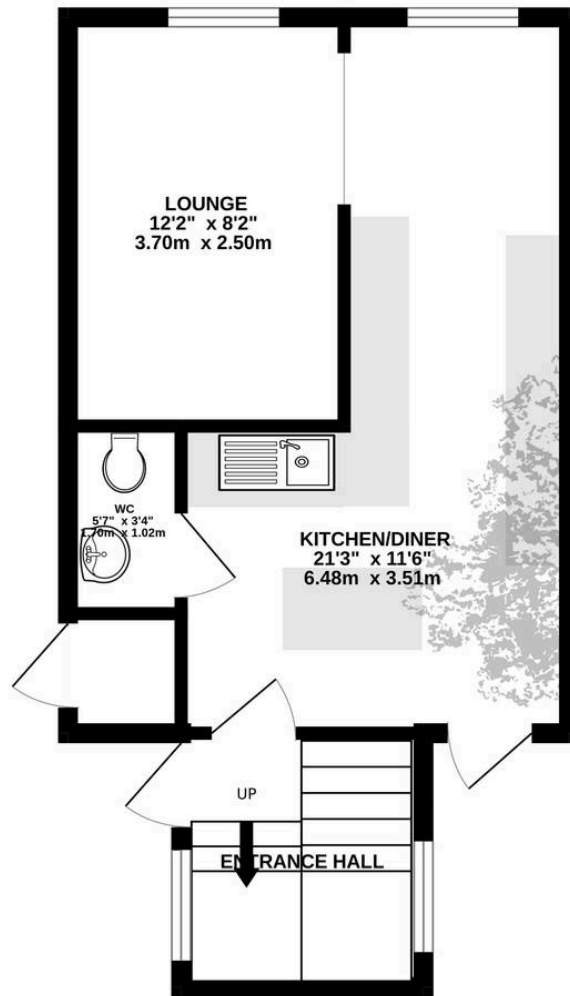




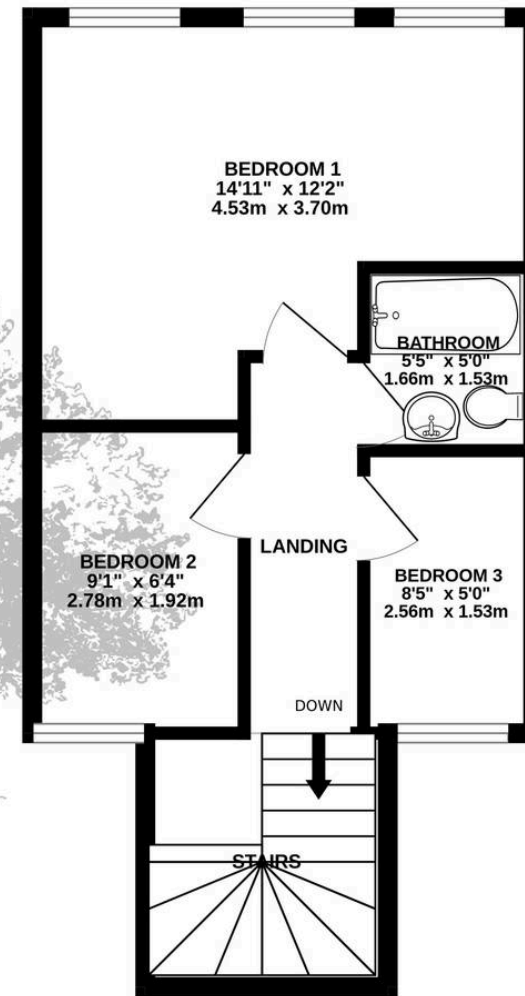




GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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