



Boscobel Langley Park St. Saviour

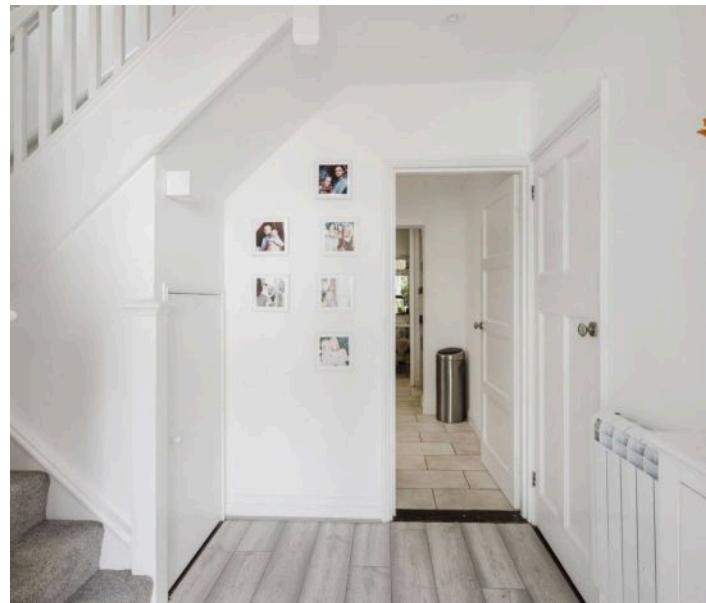
Asking £650,000

**BROADLANDS**

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## Boscobel Langley Park St. Saviour

- Versatile family home
- Relaxing living room with functional fireplace
- Separate dining room
- Fully fitted kitchen with spacious breakfast area
- Three spacious bedrooms and two bath/shower rooms
- Terrace and balcony
- Parking
- Close to shops, supermarkets and schools
- Walk to town
- Regular bus route
- Sole agent
- WhatsApp Don 078229 917172 /  
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## Boscobel Langley Park St. Saviour

This versatile family home offers a lot more than first glances may suggest.

The well presented accommodation comprises entrance hall, living room - with functional fireplace - dining room, spacious eat-in kitchen - with breakfast area - three bedrooms and a cloakroom.

The property has outside space in the form of a small terrace on the lower level and balcony on the upper level.

Off road parking for one vehicle is compounded by plenty of street parking to the front of the property.

Located near to schools, supermarkets and shops with a regular bus route running close by.





### **Living**

Comfortable living room with feature plantation shutters and functional fireplace. Separate dining room with door to small terrace to rear. Fully fitted kitchen with integrated appliances including range with bottled gas hob, extractor, fridge, freezer, dishwasher and washing machine. Spacious breakfast area with breakfast bar. Cloakroom with basin and WC.

### **Sleeping**

Three bedrooms and two bath/shower rooms (one ensuite).

### **Outside**

Small ground floor terrace and balcony to first floor. Off road parking for one vehicle. Plenty of on street parking available in the road outside.

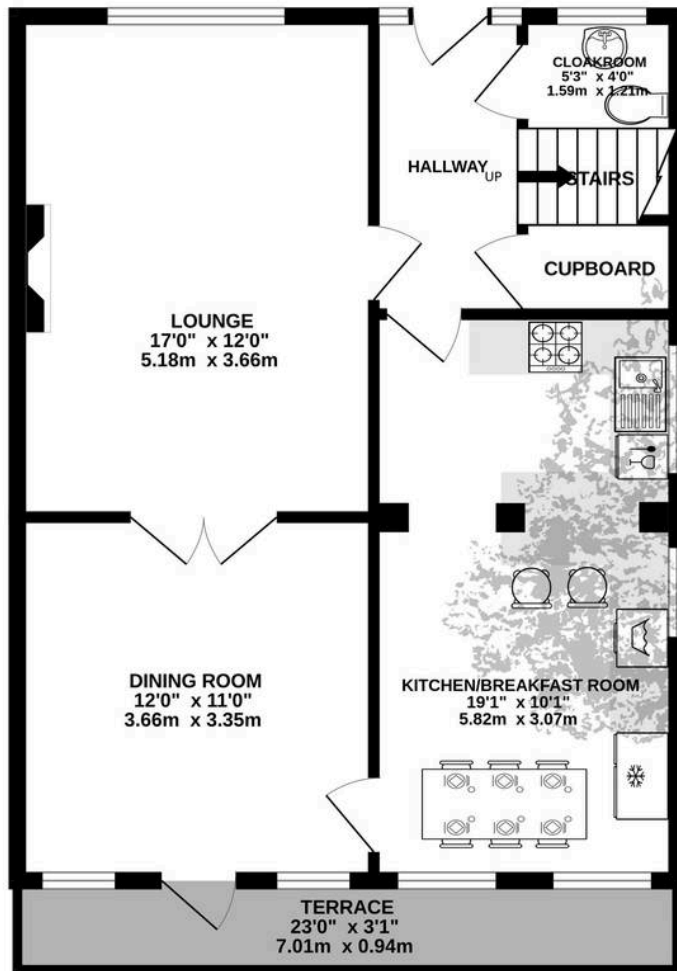
### **Services**

All mains. App controlled electric radiators. Bottled gas for cooking.

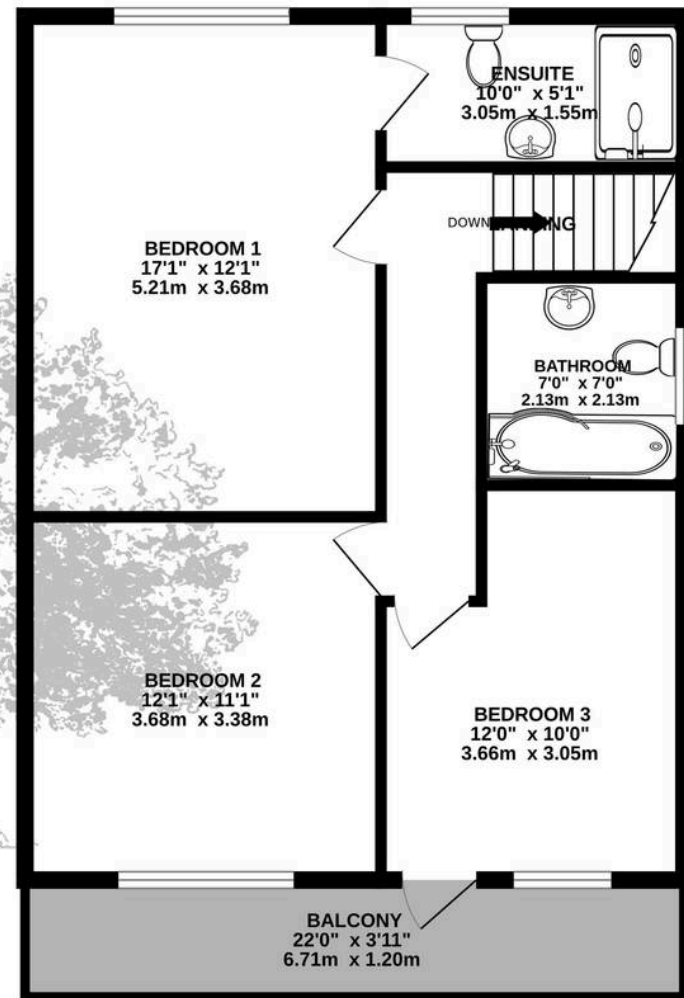




GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.6 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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