



24 Manor Park Road La Pouquelaye St. Helier

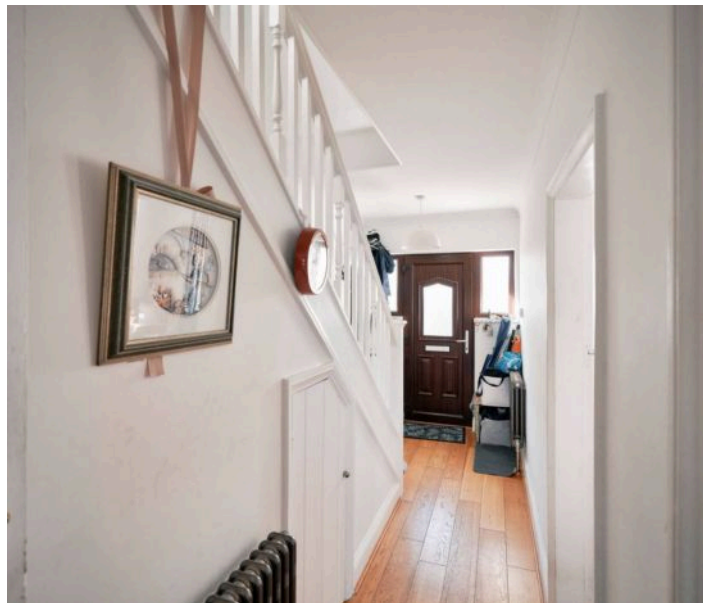
Asking **£725,000**

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24 Manor Park Road La Pouquelaye St. Helier

- Comfortable family home
- Two reception rooms
- Separate kitchen
- Two double bedrooms and one single
- New air source central heating system throughout
- Twenty two metre family garden
- Three designated parking spaces
- Close to schools and colleges
- No onward chain
- Semi detached
- Sole agent
- WhatsApp Andrew 07797 814422 /
andrew@broadlandsjersey.com



24 Manor Park Road La Pouquelaye St. Helier

A relaxing family home with a 22 metre garden close to schools, shops and in walking distance of the town centre.

Comprising two good size reception rooms, kitchen and cloakroom on the ground floor and three bedrooms - two doubles and a single - plus bathroom on the upper floor.

The property is lovely in the summer with a large garden for the kids to run around in and two patios ideal for alfresco dining.

In the winter the open fireplace provides a cosy atmosphere, and a new heat source system provides plenty of warmth at minimal cost to new contemporary radiators positioned throughout the house.





Living

Entrance hall with engineered wood flooring and doors to both reception rooms and kitchen. Living room with functional fireplace and picture window to front. Dining room with original floorboards and window over garden. Stairs to first floor.

Sleeping

Two double bedrooms and one single. Bathroom with three piece suite comprising bath with shower over, basin and WC.

Outside

Large 22 metre garden mostly laid to lawn with two patios and large garden office. Parking for three cars.

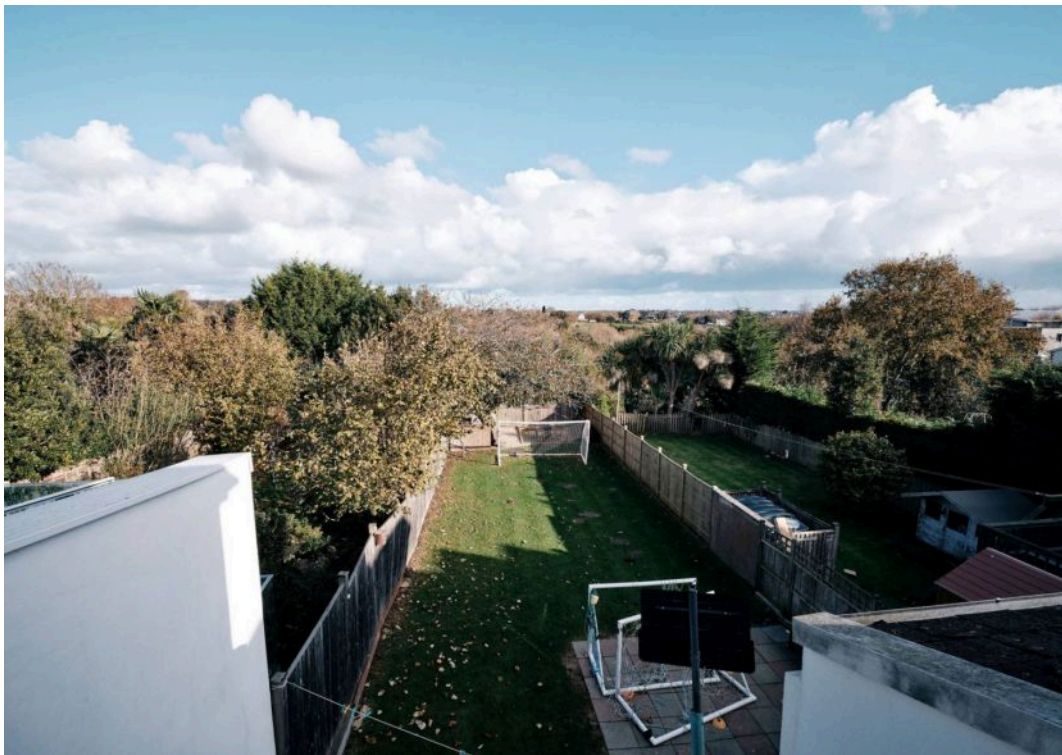
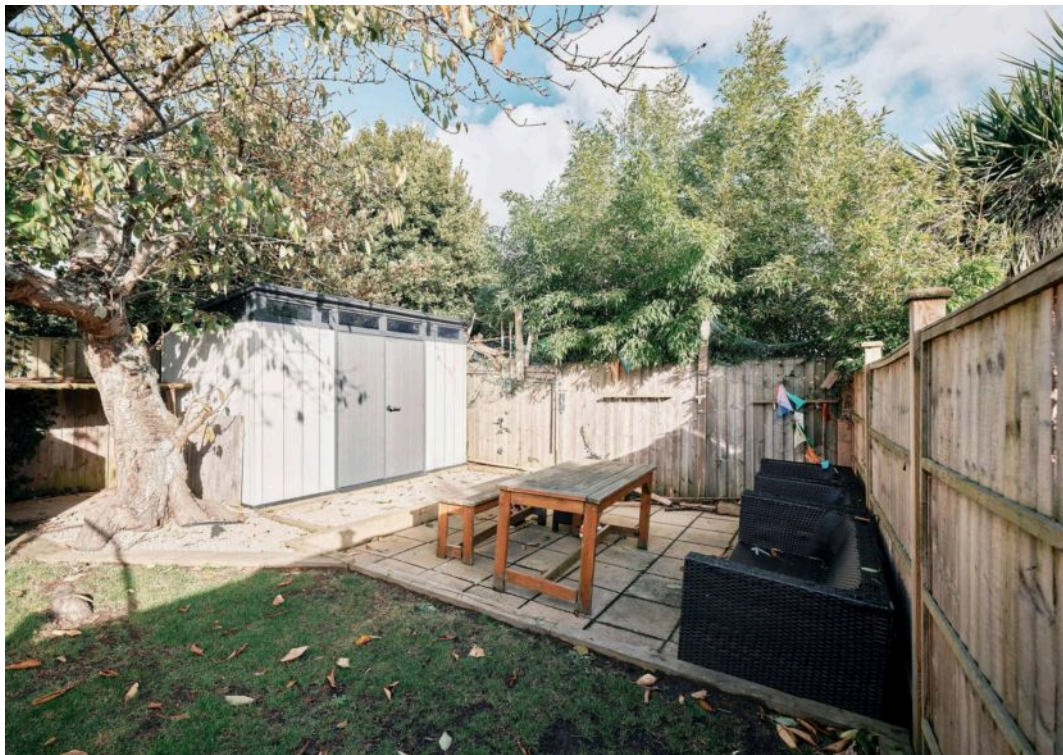
Services

All mains excluding gas. New air source heat system and water tank.

Education

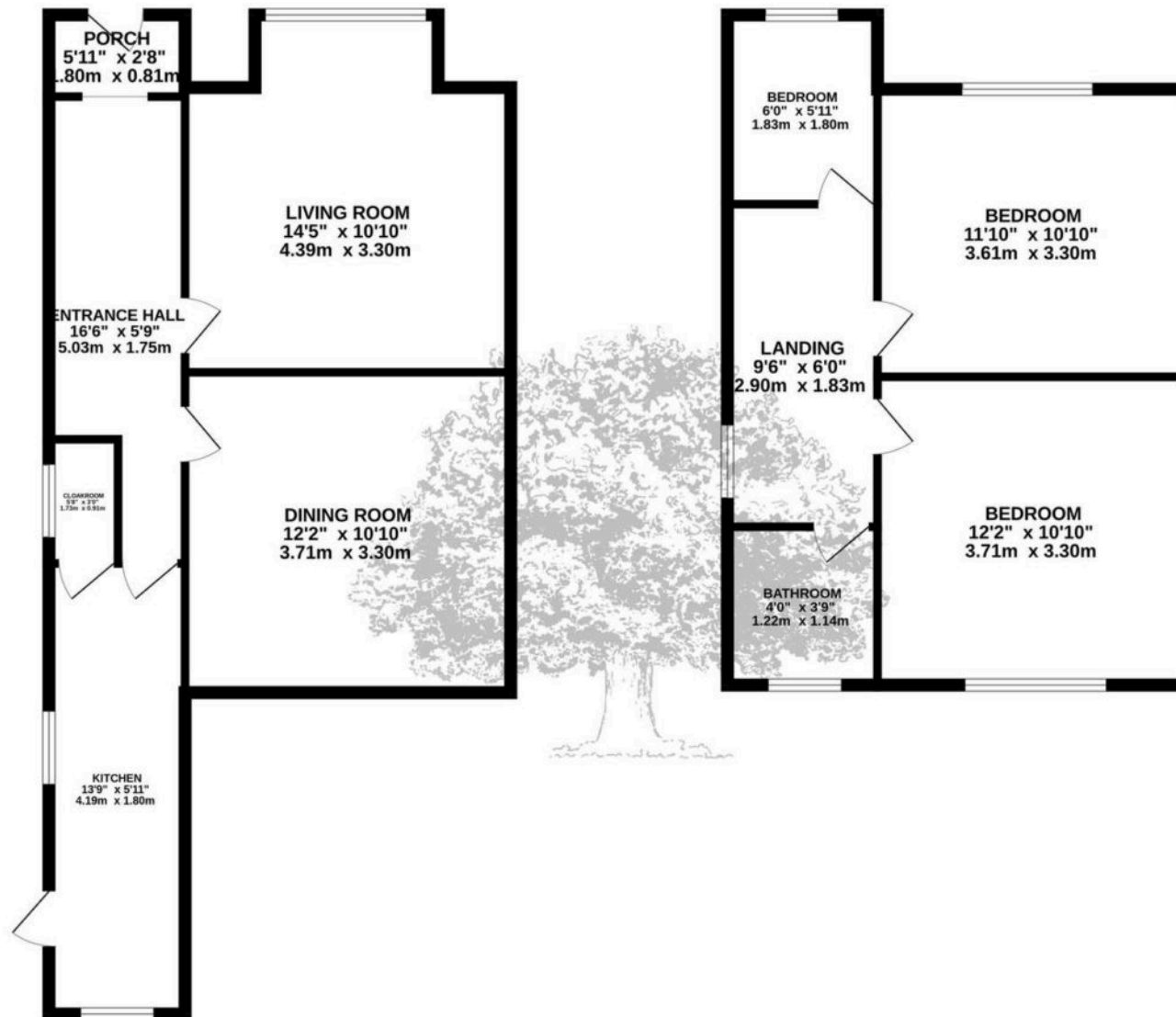
The house is in the catchment area for d'Auvergne primary and Haute Vallee secondary schools.





GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 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 Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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