

WYCHBURY

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

2,758

SQ FT

0.2

ACRES

POA ST. SAVIOUR

Livingroom is delighted to introduce this immaculate, spacious multi-generational home, situated in a prime location within walking distance of major schools and colleges. The accommodation is well-proportioned and is configured over three levels in the main house comprising; a welcoming entrance hall, cloakroom, laundry room, and drawing room leading onto a separate sitting room, both with working fireplaces, flowing into a fully fitted kitchen/dining room bespoke from Harvey Jones with Silestone worktops and bi-fold doors leading onto a large, private and secure lawned garden, perfect for entertaining. The first floor provides a primary bedroom with an en-suite, a generous double bedroom, a single bedroom, alternatively perfect for a home office (with balcony access) and a house bathroom. A spacious double bedroom occupies the second floor with a range of fitted wardrobes also with balcony access. The fully equipped unit comprises a bright and airy sitting room with a bi-fold door...



LIVINGROOM

The Channel Island Estate Agent



















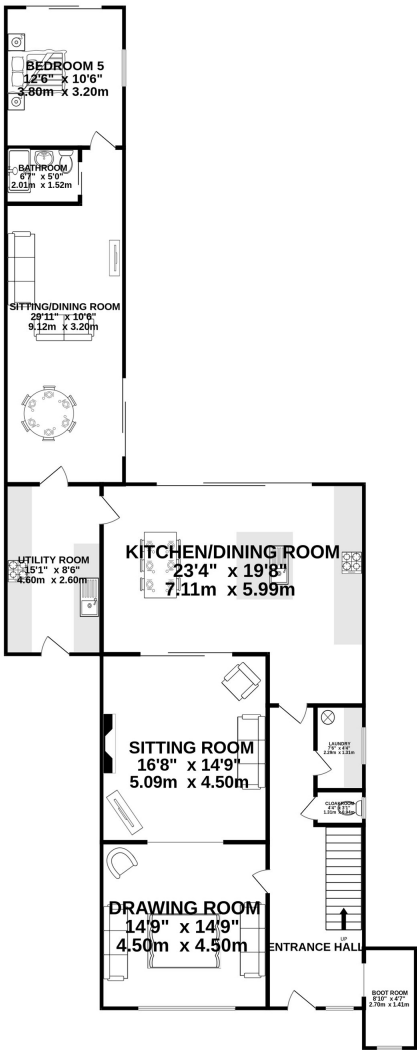




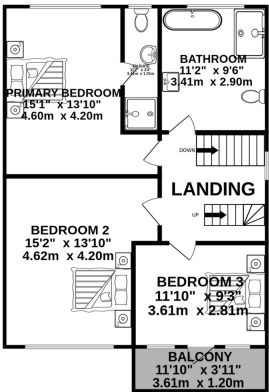




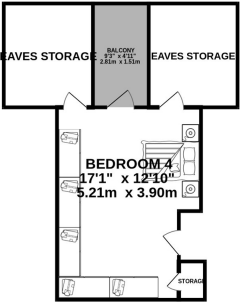
GROUND FLOOR
1695 sq.ft. (157.5 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 2758 sq.ft. (256.2 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.

GROUND FLOOR

Entrance Hall	8'7 x 26'11
Boot Room	4'7 x 8'10
Cloakroom	4'4 x 3'1
Laundry	4'4 x 7'6
Drawing Room	14'9 x 14'9
Sitting Room	14'9 x 16'8
Kitchen/Dining Room	23'4 x 19'8
Utility Room	8'6 x 15'1
Sitting/Dining Room	10'6 x 29'11
Shower Room	6'7 x 5'0
Bedroom 5	10'6 x 12'6

FIRST FLOOR

Landing	9'6 x 9'10
Primary Bedroom	13'10 x 15'1
En-suite	3'4 x 11'2
Bedroom 2	13'10 x 15'2
Bathroom	9'6 x 11'2
Bedroom 3	11'10 x 9'3
Balcony	11'10 x 3'11

SECOND FLOOR

Bedroom 4	12'10 x 17'1
Balcony	4'11 x 9'3
Eaves Storage	7'11 x 9'3
Eaves Storage	7'11 x 9'3

KEY FACTS

Beautiful family two generation home
Five bedrooms, three bathrooms in total
Short walk to St. Helier town centre
Located near major schools and colleges
Large and private South facing garden
Parking for four plus vehicles

SERVICES

Mains water
Mains drains

HEATING

Oil fired central heating
Wall mounted heaters and underfloor heating

POTENTIAL RENTAL INCOME

£5000 pcm

TENURE

Freehold

INCLUSIONS

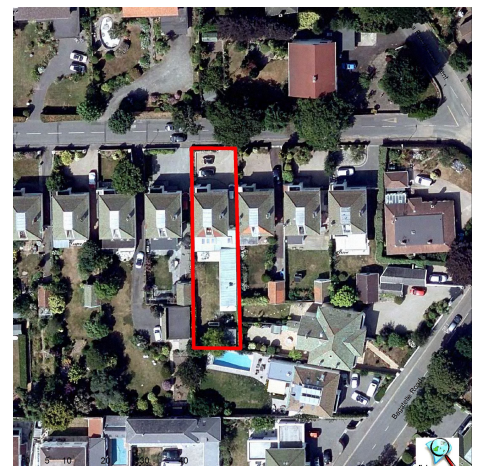
As per inventory

SCHOOL CATCHMENT

St Saviour
Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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