12 OXENFORD CLOSE

SOLE AGENT



4
BEDROOMS

1
BATHROOM

£2,550 ST. LAWRENCE

ENTITLED/LICENSED. This well-presented family home is situated within a small private close to St Lawrence. The accommodation comprises an entrance hall, cloakroom, a good-sized sitting/dining room with a functional fireplace, a kitchen/breakfast room, and a utility room with integral access to a single garage. The first floor provides four bedrooms including a master bedroom with a range of fitted wardrobes, two double bedrooms (one being a small double/large single), a study or nursery and a spacious four-piece house bathroom. Externally there is a secure lawned/patio garden, garden chalet and driveway parking for three vehicles. Pets considered. Available End January 2027.

LIVINGROOM
The Channel Island Estate Agent


























GROUND FLOOR

Entrance hall	17′ x 5′5
Kitchen/dining room	14′5 x 10′3
Utility	8′3 x 5′8
Sitting room	23′8 x 16′1

FIRST FLOOR

Bedroom one	11′4 x 9′9
Bedroom two	11′9 x 7′9
Bedroom three	8′6 x 7′11
Bedroom four	9′9 x 8′3
Bathroom	11′6 x 8′3

KEY FACTS

Lovely centrally located family home

Four bedrooms

Fitted kitchen/dining room

Utility room

Sitting room with garden access

Single garage and parking for three vehicles

Secure lawned garden with chalet

Available End January 2027

ENTITLED/LICENSED

SERVICES

All mains

HEATING

Oil fired central heating

APPLIANCES

Double oven

Electric hob and extractor

Integrated fridge/freezer

Integrated dishwasher

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Lawrence

Haute Vallee

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.

£2,550

