

114 MILADI FARM ESTATE



4

BEDROOMS

2

BATHROOMS

1,270

SQ FT

0.1

ACRES

£740,000 ST. SAVIOUR

This immaculately presented family home occupies a corner position and has been refurbished by the current owners with the attraction of a separate annexe - perfect for a family member or as a secondary income. Ideally located with a short stroll of local shops and easy access to schools and nearby sports facilities. The ground accommodation comprises an entrance hall, cloakroom, utility space, modern kitchen/dining/sitting room and conservatory. There are three bedrooms and a bathroom on the first floor. The annexe has it's own entrance and provides an open-plan kitchen/sitting room, double bedroom and bathroom. Externally, there's a well-presented lawned garden with a shed and driveway parking for four to five vehicles - an opportunity not to be missed.



LIVINGROOM

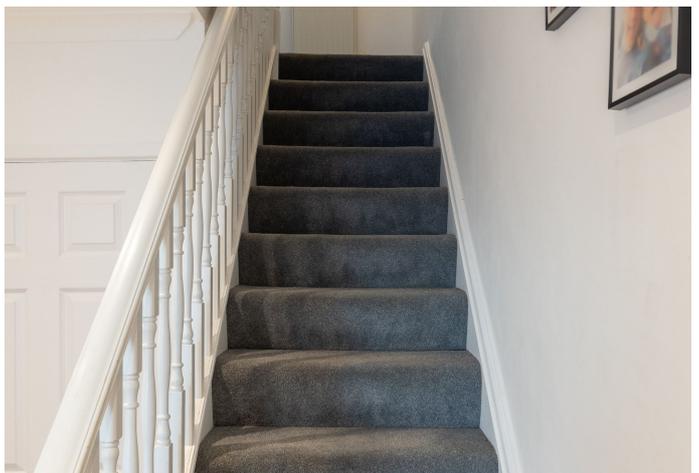
The Channel Island Estate Agent



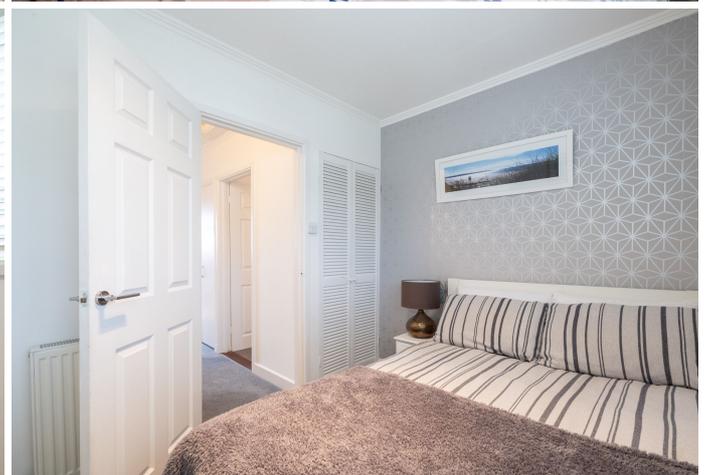








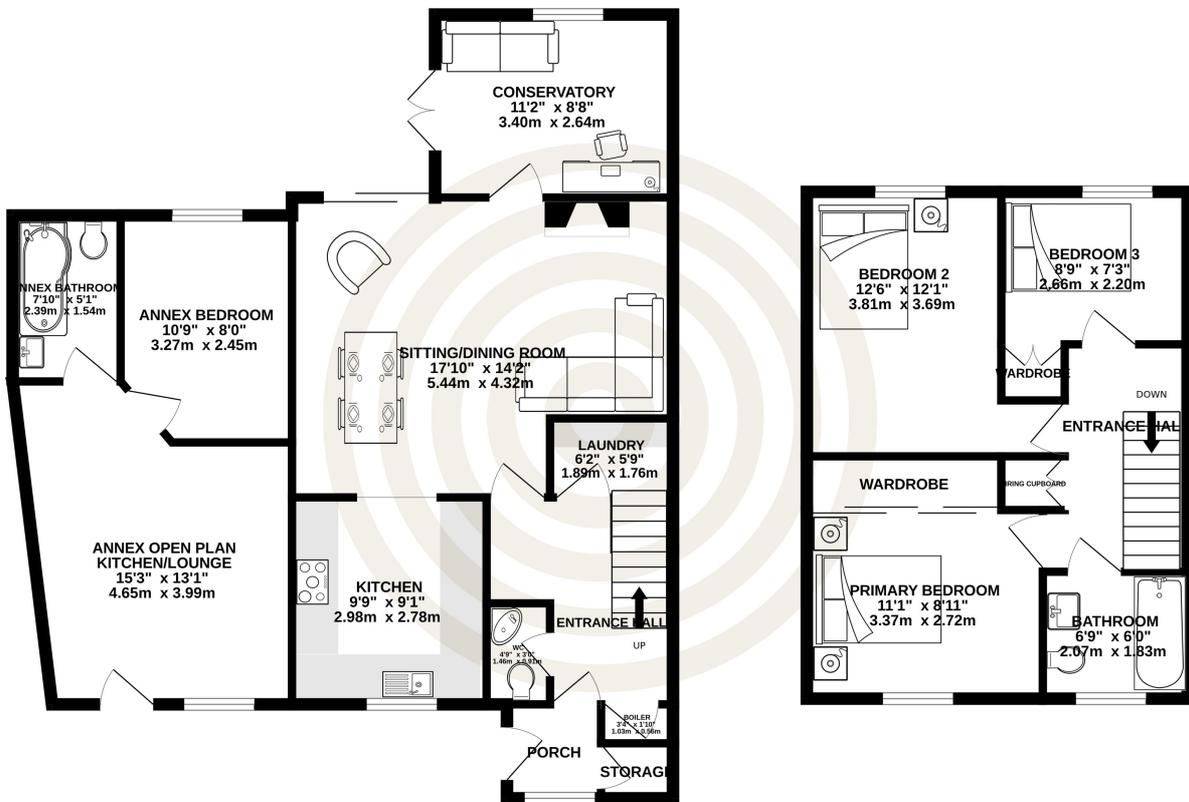






GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 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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GROUND FLOOR

Entrance Hall	9'9 x 8'9
Cloakroom	4'9 x 3'0
Laundry	6'2 x 5'9
Sitting/Dining Room	17'10 x 13'2
Kitchen	9'9 x 9'1
Conservatory	11'2 x 8'8

FIRST FLOOR

Primary bedroom	11'1 x 8'11
Bathroom	6'9 x 6'0
Bedroom two	12'6 x 12'1
Bedroom three	8'9 x 7'3

KEY FACTS

Family home in walk-in condition
 Separate annexe - perfect two generation or additional income
 Modern kitchen/dining and sitting room
 Ideally located for schools, shops and local sports facilities
 Secure lawned garden with shed
 Driveway parking for four to five vehicles
 Refurbished by current owners
 Located within a private cul-de-sac

SERVICES

Mains water
 Mains drainage

HEATING

E20 wet electric heating

APPLIANCES

Electric range oven
 Montpellier American fridge/freezer
 Integrated dishwasher
 Integrated microwave

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Plat Douet
 Le Rocquier

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.

£740,000



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