

# 74 MONT ES CROIX

SOLE AGENT



**3**

BEDROOMS

**1**

BATHROOM

**1,107**

SQ FT

**0.1**

ACRES

---

## POA ST. BRELADE

This detached bungalow exudes potential occupying a sizeable corner position with scope to extend. Situated within a quiet and popular location, surrounded by country walks and just a short drive to local beaches, supermarkets and schools within the vicinity. Internally, the property provides an entrance hall, cloakroom, kitchen, conservatory, sitting room, three bedrooms and bathroom. Externally, there are front and rear gardens, a double garage and driveway parking. Embracing this opportunity for rejuvenation, the bungalow stands poised, ready to be reinvented into a home that seamlessly blends the nostalgia of its past with the aspirations of its future inhabitants. For more information or to arrange a viewing please contact us at [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) or call us on 01534 717100



**LIVINGROOM**

The Channel Island Estate Agent

---















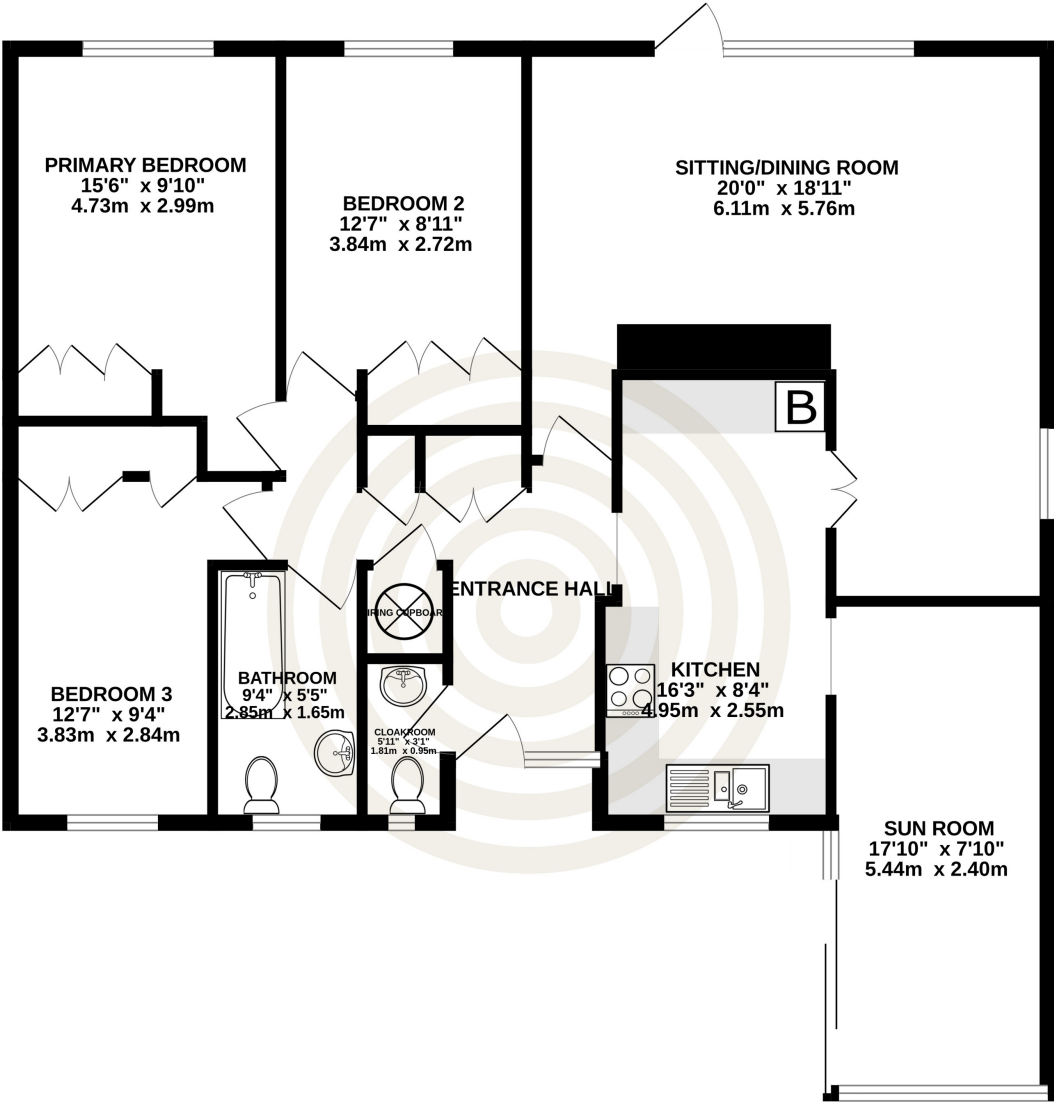








GROUND FLOOR  
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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.  
Made with Metropix ©2024



## GROUND FLOOR

Entrance Hall	12'8 x 13'2
Cloakroom	3'11 x 5'11
Sitting/Dining Room	18'11 x 20'0
Kitchen	8'4 x 16'3
Sun Room	7'10 x 17'10
Primary Bedroom	9'10 x 15'6
Bedroom Two	8'11 x 12'7
Bathroom	5'5 x 9'4
Bedroom Three	9'4 x 12'7

## KEY FACTS

Occupying a corner position on a sizeable plot  
Surrounded by country walks  
A short drive to local schools, beaches, shops and the airport  
Front and rear gardens  
Double garage and driveway parking  
Scope to modernise and extend

## SERVICES

Mains drainage  
Mains water

## HEATING

Oil fired central heating

## TENURE

Freehold

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

La Moye  
Les Quennevais

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



**LIVINGROOM**  
The Channel Island Estate Agent