

27 MANOR PARK ROAD

SOLE AGENT



2

BEDROOMS

1

BATHROOM

1,126

SQ FT

0.1

ACRES

POA ST. HELIER

Discover the charm of this 1930s semi-detached family home, nestled in a tranquil yet conveniently located neighbourhood, just a short drive from town and local amenities. Lovingly held by the same family for 57 years, this property is a canvas awaiting your personal touch, with immense potential for modernization and extension. Upon entering, you'll find an inviting entrance hall leading to a spacious sitting/dining room, perfect for family gatherings. The room flows seamlessly into the kitchen and utility area, with direct access to the integrated garage. Upstairs, the home offers two comfortable bedrooms and an additional room currently used as a dressing room, along with a family bathroom. The expansive loft provides ample storage space or the possibility for further development. Outside, the property boasts a generous rear garden, ideal for outdoor activities and relaxation including a short rural walk to Vallee des Vaux. There's parking for one vehicle in front of the garage...



LIVINGROOM

The Channel Island Estate Agent



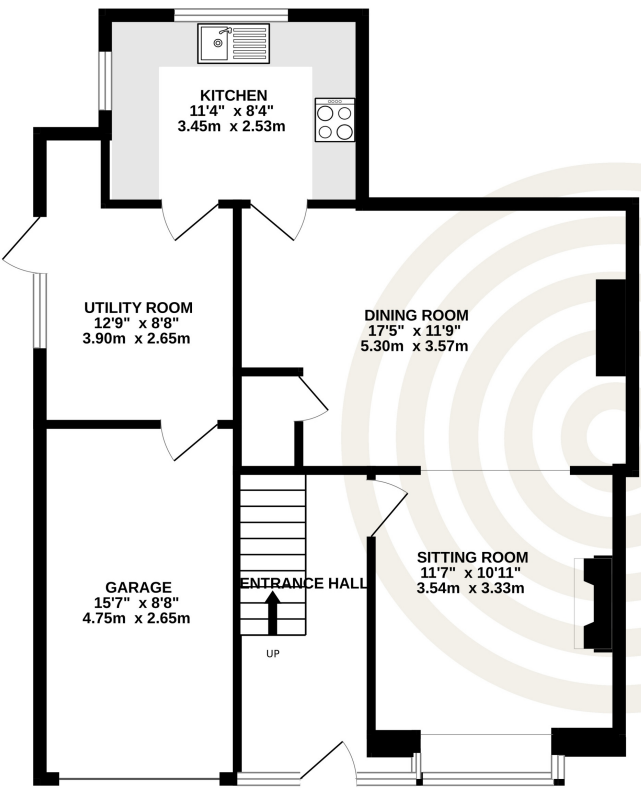




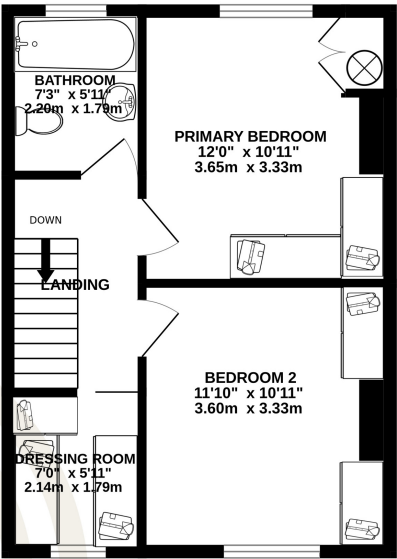




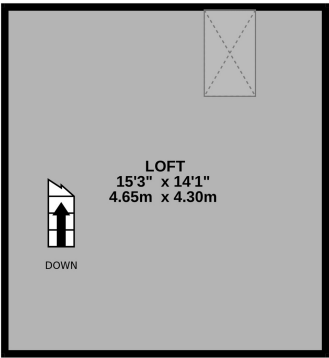
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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	7'10 x 13'7
Sitting Room	10'11 x 11'7
Dining Room	17'5 x 11'9
Kitchen	11'4 x 8'4
Utility Room	8'8 x 12'9
Garage	8'8 x 15'7

FIRST FLOOR

Landing	5'11 x 9'6
Primary Bedroom	10'11 x 12'0
Bedroom Two	10'11 x 11'10
Bathroom	5'11 x 7'3
Dressing Room	5'11 x 7'0

SECOND FLOOR

Loft	14'1 x 15'3
------	-------------

KEY FACTS

Peaceful setting perfect for family living
 Short drive to town and amenities
 Held by the same family for 57 years
 Ideal for customization and updates
 Room for property extensions if desired
 Single integrated garage
 Space for one vehicle plus roadside parking
 Large garden to the rear of the property
 Available immediately

SERVICES

Mains drains and water

HEATING

Electric radiators (no boiler)

TENURE

Freehold

PARKING

Single integrated garage plus parking for 1 vehicle

INCLUSIONS

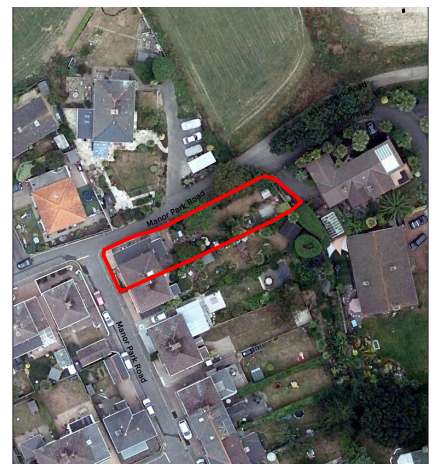
As per inventory

SCHOOL CATCHMENT

d'Auvergne
 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.

POA



LIVINGROOM
 The Channel Island Estate Agent