

# Carmau

La Route Du Braye - Vale

Price £610,000



REF: 2450

TRP: 136



- A Semi detached 2 bedroom house.
- Situated along Route Du Braye.
- Comprises Lounge/dinner & kitchen on the ground floor.
- 2 Double bedroom & bathroom on the first floor with attic room on the second floor.
- Parking & rear garden.
- Perry`s Guide - 11 E2.











GROUND FLOOR

1ST FLOOR

2ND FLOOR

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 ©2026

**ENTRANCE HALL 6.85m (22'6") x 1.8m (5'11")**

With staircase to 1st floor. Cupboard housing incoming Electrics door to lounge and opening into kitchen. Radiator. Open area under stairs for storage.

**LOUNGE/DINER 6.85m (22'6") x 3.19m (10'6")**

Large lounge/diner with Bay window to front and window to rear. Door to hall and two radiators.

**KITCHEN 5.05m (16'7") x 2.59m (8'6")**

With a range of wall & base kitchen units. 1 1/2 bowl stainless steel sink. Hotpoint free standing oven with Neff extract hood over. Space for dishwasher. Hotpoint fridge/freezer. Double doors leading out to patio. Window and door to side. Large cupboard housing, Heatstore Boiler which does the central heating and the hot water. Opening through to hall.

**FIRST FLOOR**

**LANDING**

Landing with window to rear and doors to both bedrooms and bathroom. Enclosed narrow staircase to attic. Cupboard underneath stairs.

**BEDROOM 1 3.37m (11'1") x 3.18m (10'5")**

Double bedroom with window to front radiator.

**BEDROOM 2 3.23m (10'7") x 3.19m (10'6")**

Double bedroom with window to rear radiator.

**BATHROOM 2.25m (7'5") x 1.77m (5'10")**

P shaped shower bath, WC and wash hand basin. Fully tiled walls and floor. Window to front. Heated towel rail.

**ATTIC ROOM 5m (16'5") x 3.35m (11'0") Into Eaves**

Fully finished attic room with light and power and large Velux roof window to rear. Narrow staircase down to First floor.

**EXTERNAL**

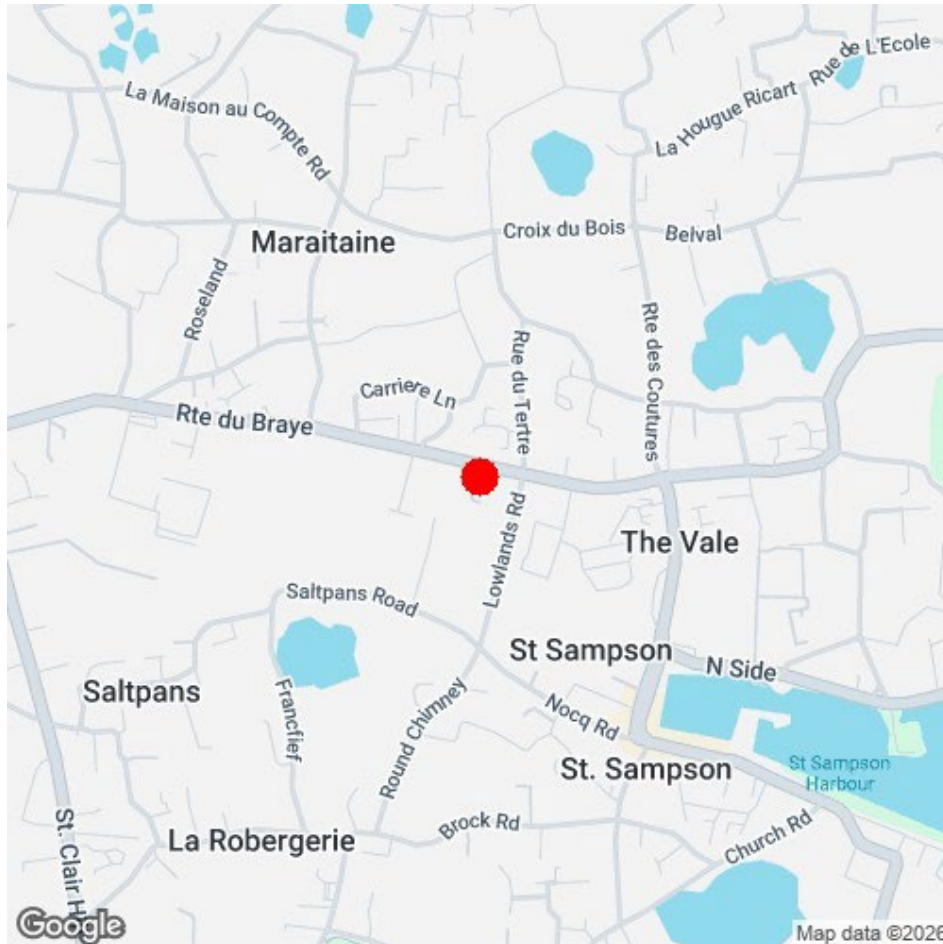
**FRONT**

The property is accessed over a drive as a full right of way to the front area which is brick paved and provides parking for up to 3 cars.

**REAR**

Good size rear garden which is fully fenced in together with decked patio area and lawned garden leading to timber garden shed.

Chateaux Estates are pleased to offer to the market "Carmau" a semi detached 2 bedroom house situated along La Route Du Braye. The property comprises Lounge/diner & kitchen on the ground floor with 2 double bedrooms & a bathroom on the first floor with an attic staircase leading to the attic room on the second floor. Outside you have parking for 2/3 cars to front with a good size garden, decking area and large wooden shed to rear. To view please call Chateaux on 244544.



**SERVICES:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre.

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Hotpoint free standing oven with Neff extract hood over. Hotpoint fridge/freezer.

**WHAT3WORDS:** octopus.successor.forced

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX  
T: 01481 244544 - E: info@chateaux.gg  
W: <https://www.chateaux.gg>

