

INTRODUCING
Maison De Lavande, La Rue Du Pont Marquet, St Brelade, JE3 8DS



Connecting People & Property Perfectly.

Truly stunning home conveniently located within a short walk to St Brelade's Bay and everyday amenities, including Waitrose, Coop, restaurants, cafés, hairdressers, beauty salons and both primary and secondary schools. The contemporary home was completed in 2018. The accommodation is immaculately presented and well-appointed throughout comprising kitchen/diner, large sitting room, utility room and cloakroom on the ground floor. The first floor has 4 double bedrooms (including fantastic master suite), 3 bathrooms, and there is a further double bedroom with en-suite on the second floor. The enclosed low maintenance patio garden is south facing and has a large external office. Also benefiting with a garage, parking for 5-6 cars and gated entrance.

- **Contemporary home**
- **Completed in 2018**
- **Kitchen/diner & large sitting room**
- **5 Bedrooms, 4 bathrooms**
- **Low maintenance, south facing patio garden**
- **Garage and parking for 5-6 cars**

Price £1,599,000 Qualified | Freehold



1



5



4



5

PROPERTY ID: 2277



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GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.

1ST FLOOR
1060 sq.ft. (98.4 sq.m.) approx.

2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 2547 sq.ft. (236.6 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.

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SERVICES

Mains water
Mains drains
Electric underfloor heating
downstairs and radiators upstairs

DIRECTIONS

From La Route des Quennevais turn into Rue du Pont Marquet, Maison De Lavande is the 3rd house on the right.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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