

INTRODUCING

Cassiel, 72, Le Jardin A Pommier, La Rue De Patier, St Saviour, JE2 7LT



Connecting People & Property Perfectly.

Situated on the outskirts of town and very conveniently located for schools and colleges is this perfect three/four bedroom modern family home. Renovated to a high standard throughout the accommodation offers just under 2000 sq ft of accommodation, with exceptional open plan living/diner/kitchen, the real hub of the home, an excellent social space to socialise, dine and keep an eye on young children. The en trend kitchen is fully fitted with quality appliances with all the mod cons and centre island/breakfast bar. Also from here are french sliding doors which provide a great aspect over looking the garden. On this floor the property also offers a utility room with ample storage, cloakroom and spacious entrance hall, from which has access to the integral garage. Upstairs comprises three double bedrooms, plus a single room which can be utilised as a nursery/study or dressing room. Special mention must be made to the spacious master bedroom with its vaulted ceiling and large windows and luxury four piece ensuite bathroom. Currently the study is used as a dressing room making the west wing of the house a large master suite. To the rear of the property there is an enclosed garden laid to artificial grass and decked area ideal for barbecuing and enjoying the afternoon sunshine and in addition to the garage is ample parking for up to four cars.

This is a delightful home which would suit a professional couple or family who wish to be in a great location to all major schools and St Helier. A credit to its current owners, this is a definite must see.

- **Modern family home**
- **Three/Four bedrooms/Two bathrooms**
- **Renovated to a high standard throughout**
- **2000 sq ft of accommodation**
- **Enclosed sunny garden**
- **Garage and parking for four cars**

Price £945,000 | Qualified | Freehold



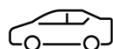
1



4



2



4

PROPERTY ID: 2819



WILSONS  Knight Frank



















GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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

Wet electric underfloor heating (air source heat pump)

Fully double glazed

DIRECTIONS

Proceed up St Saviour Hill, turn right just before the Parish Hall into Patier Road, turn right into Le Jardin a Pommiers, proceed to the end of the lane turning right and property is on the LHS as the lane opens up

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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