

INTRODUCING  
West Point, La Route De La Villaise, St Ouen, JE3 2AP



Connecting People & Property Perfectly.

Situated on a quiet lane in rural St Ouen, this detached 1970's bungalow offers excellent scope, currently benefiting from nearly 3,500 sq ft of accommodation.

Internally the house is spacious and light with a large family kitchen opening onto the lawned front garden area, four bedrooms and a large indoor swimming pool complex which could easily be incorporated into further living accommodation if required.

Sat within a circa 1 vergee plot with large gardens surrounding the property, large forecourt parking area and double garaging.

Plans now passed for extensive remodelling.

An exciting opportunity with viewing highly recommended.

- **Rural Location**
- **Plans passed for extensive remodelling**
- **Indoor swimming pool complex**
- **Large surrounding gardens**
- **Double garaging**
- **Ample forecourt parking**

**Price £2,300,000** Qualified | Freehold



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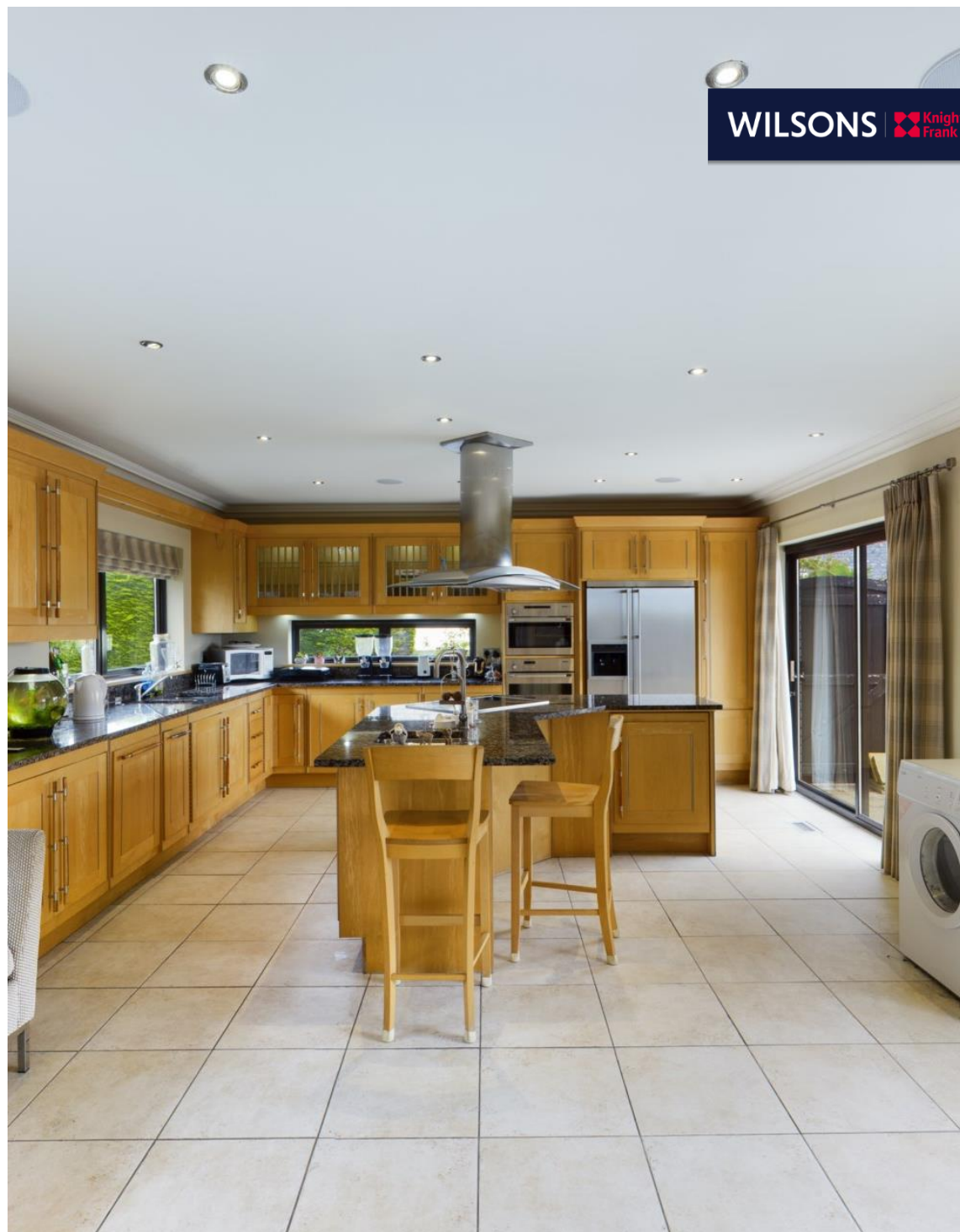


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PROPERTY ID: 2979



**WILSONS** Knight Frank















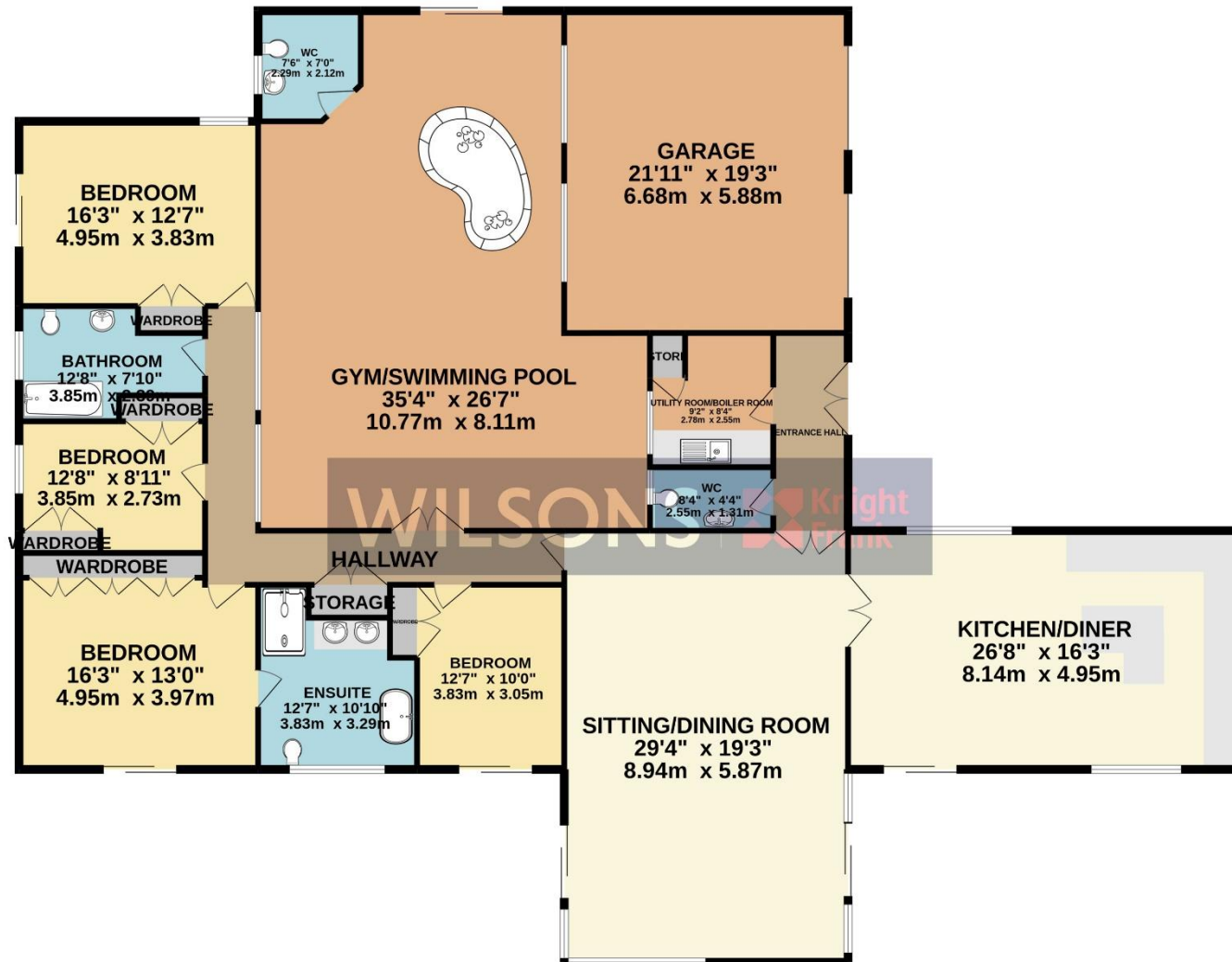








GROUND FLOOR  
3466 sq.ft. (322.0 sq.m.) approx.



TOTAL FLOOR AREA : 3466 sq.ft. (322.0 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

All mains.

### 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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