

INTRODUCING
2 Le Garel, Hansford Lane, St Helier, JE2 3JL

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

Fantastic spacious family home. Excellent, convenient location, ideally positioned tucked away on a small close on Handsford Lane, a stone`s throw from St Andrew`s Park and only a short stroll to the beach.

Split over three floors the property comprises of kitchen, spacious living room leading through to the conservatory on the ground floor, 2 double bedrooms and a bathroom on the first floor and a master bedroom with en-suite on the top floor.

To the rear is an enclosed, low maintenance garden with artificial lawn. The property also benefits from 3 parking spaces.

- **Fantastic spacious family home**
- **3 Double bedrooms, 2 bathrooms**
- **2 Receptions**
- **Enclosed rear garden**
- **Close to local amenities, park and the beach**
- **Parking 3 cars**

Price £895,000 Qualified | Freehold



2



3



2



3

PROPERTY ID: 2998







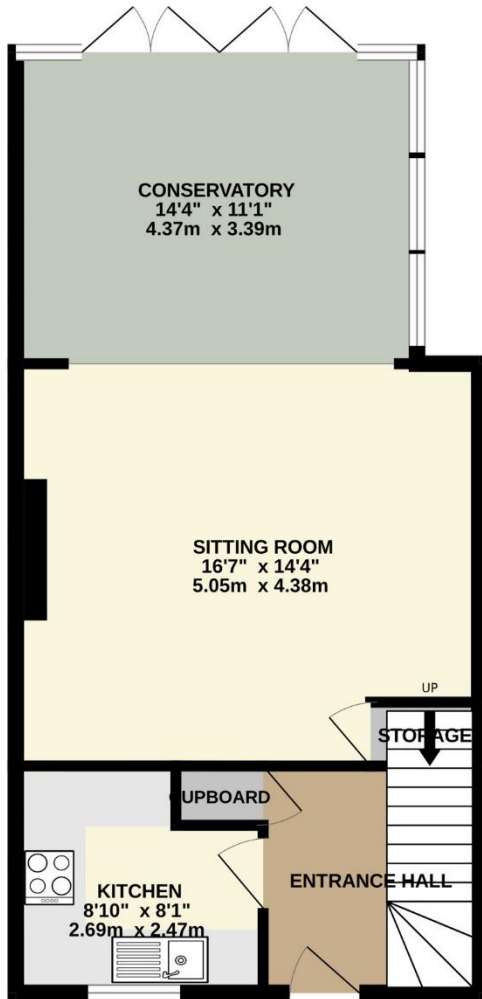




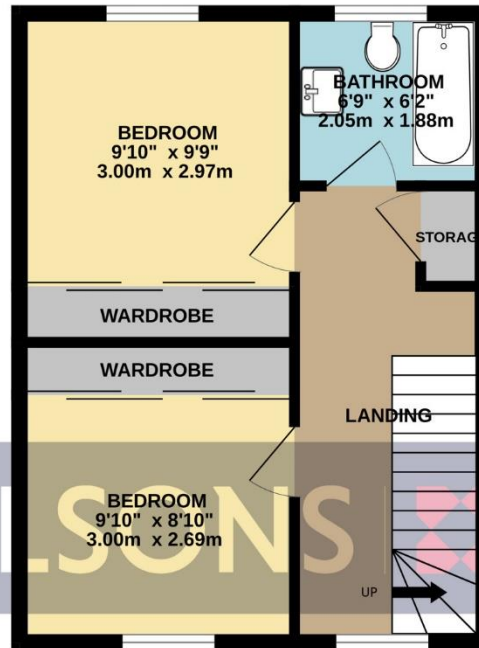




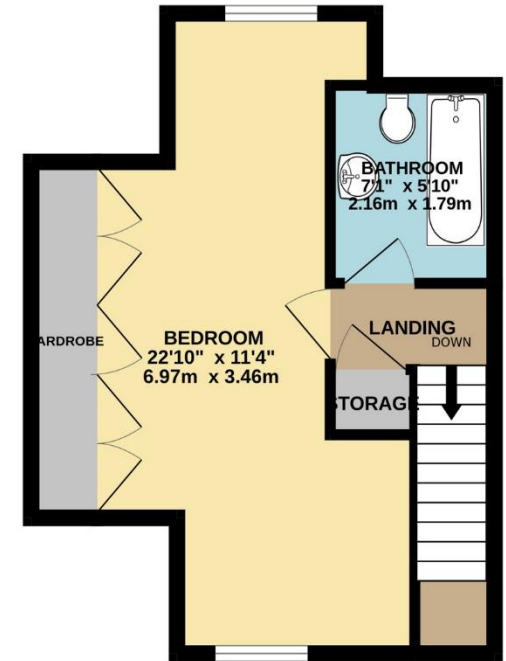
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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 drains
Mains water
Gas central heating

DIRECTIONS

Heading West along St Aubin's Road, pass through First Tower. Take the left into Hansford Lane. Follow Hansford Lane towards the end of the road, Le Garel is the development 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

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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