

INTRODUCING

Windfalls 15, Le Jardin A Pommiers, La Rue De Patier, St Saviour, JE2 7LT



Connecting People & Property Perfectly.

Beautifully cared for home, now available for the first time since its construction. Nestled in a serene cul-de-sac, this 3 bedroom family home is ideally situated near schools, colleges, local shopping amenities and family gastro pub.

Over the years, the current owner has thoughtfully expanded and enhanced the property, adding a spacious kitchen with living area, a bright conservatory, and a convenient ground floor shower room. A new electric boiler installed recently ensures low maintenance living for years to come.

The sizable kitchen also provides access to the private rear garden area.

The exterior features a brick paved driveway with ample parking and a single garage. The rear boasts a secure, enclosed mature garden, while the front offers additional green space. with planted borders.

Viewing of this lovely home recommended.

- **Excellent location**
- **3 Bedrooms**
- **3 Reception rooms**
- **Close to all major schools and amenities**
- **Front and rear gardens**
- **Garage and ample parking**

Price £799,000 Qualified Qualified | Freehold



PROPERTY ID: A3389







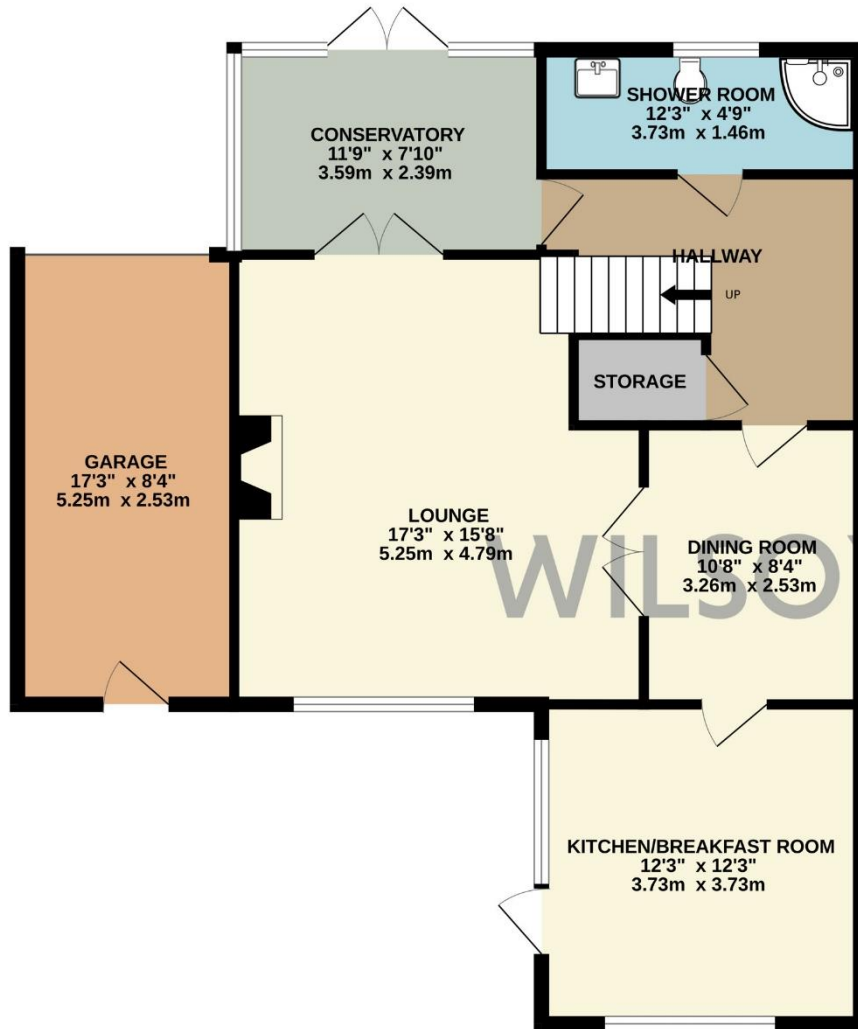
WILSONS  Knight Frank



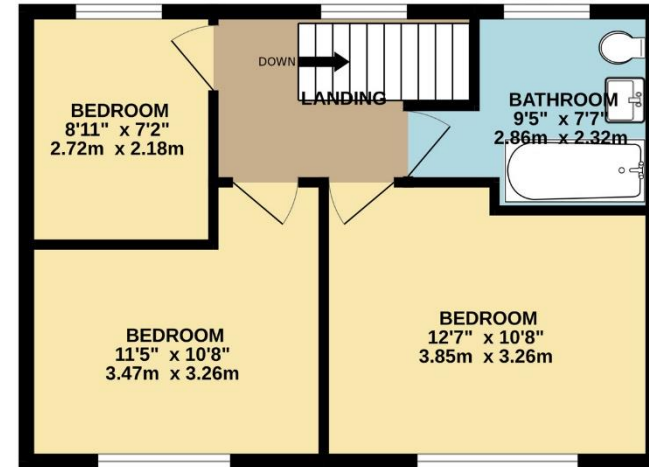




GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



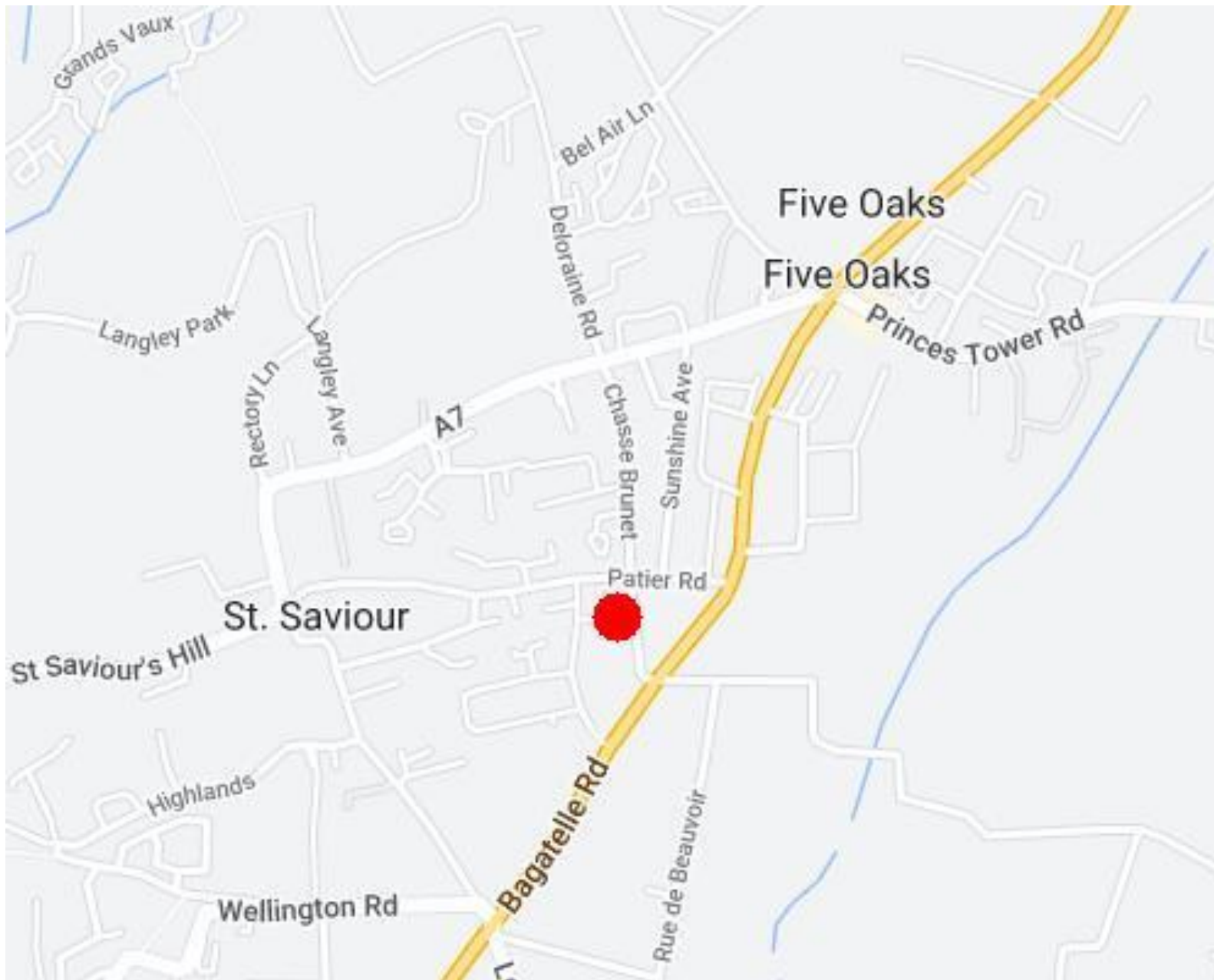
1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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

Mains water
Mains drains
Electric central heating

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.

Call: +44 (0) 1534 877977
Email: office@wilsons.je

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