

INTRODUCING  
Earthworks, 9 La Rue De Podetre, St Helier, JE2 3HE



Connecting People & Property Perfectly.

Excellent four bedroom family home, conveniently situated on the outskirts of town and adjacent to schools, yet peaceful tucked away on a quiet lane.

In great order throughout, the house offers spacious accommodation split over three floors, including a sitting room, dining room, kitchen, through to a utility room & shower room on the ground floor. Plus, subject to planning permission, with ample space, there is potential to extend the kitchen/dining room. The first floor has three bedrooms, along with a house bathroom. There is another bedroom with a large feature window on the second floor. To the back of the property is an enclosed large garden, designed for low maintenance living with patio and artificial grass.

There is an integral single garage, driveway parking for three cars, and added convenience with on-street parking right at your doorstep.

- **Family home**
- **Situated on the outskirts of town**
- **Four bedrooms, two bathrooms**
- **Sitting room, dining room, kitchen & utility room**
- **Large, low maintenance garden**
- **Integral garage & parking for three cars**

**Price £945,000** | Qualified | Freehold



2



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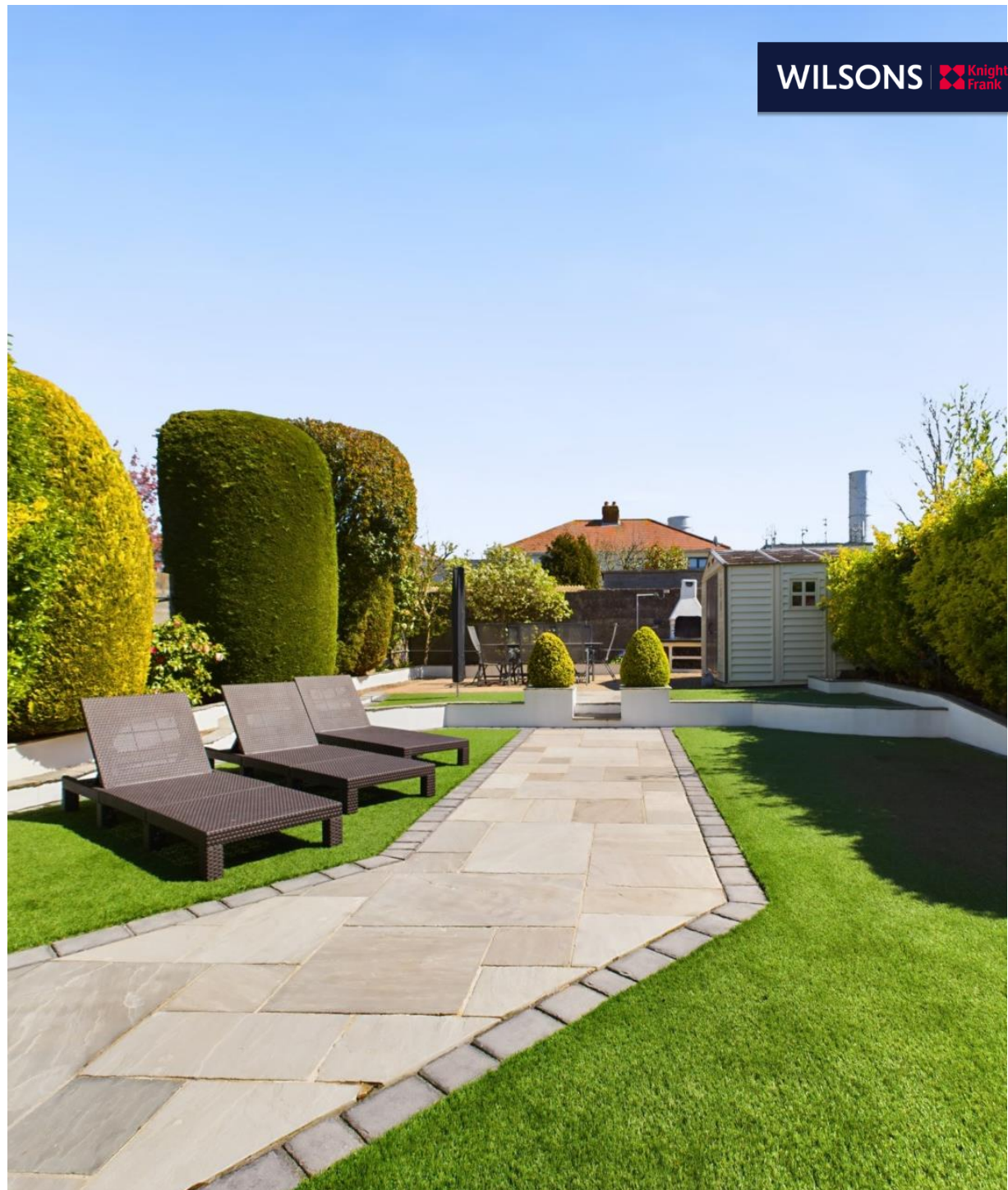


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PROPERTY ID: 3393



**WILSONS**  Knight Frank









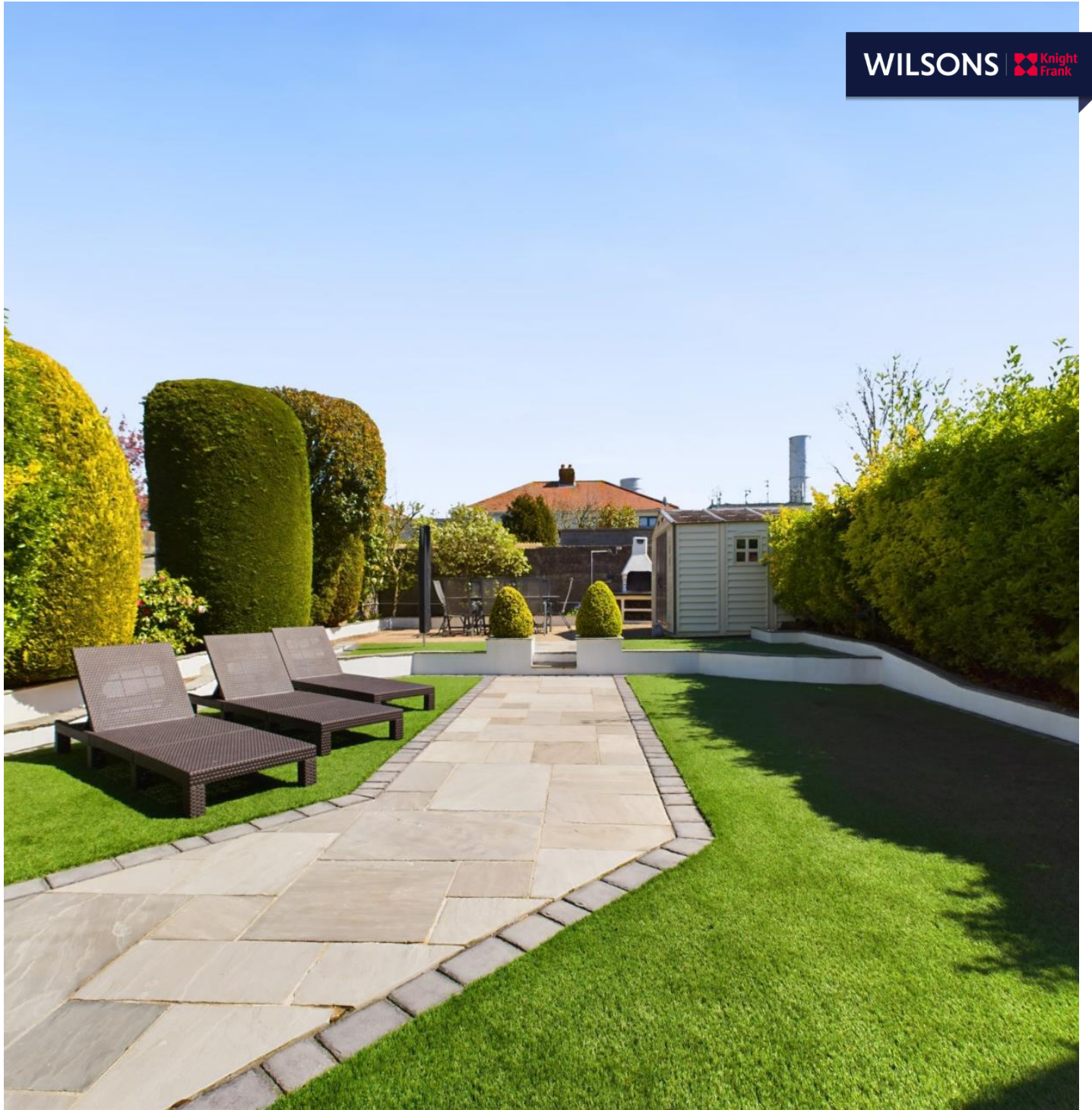








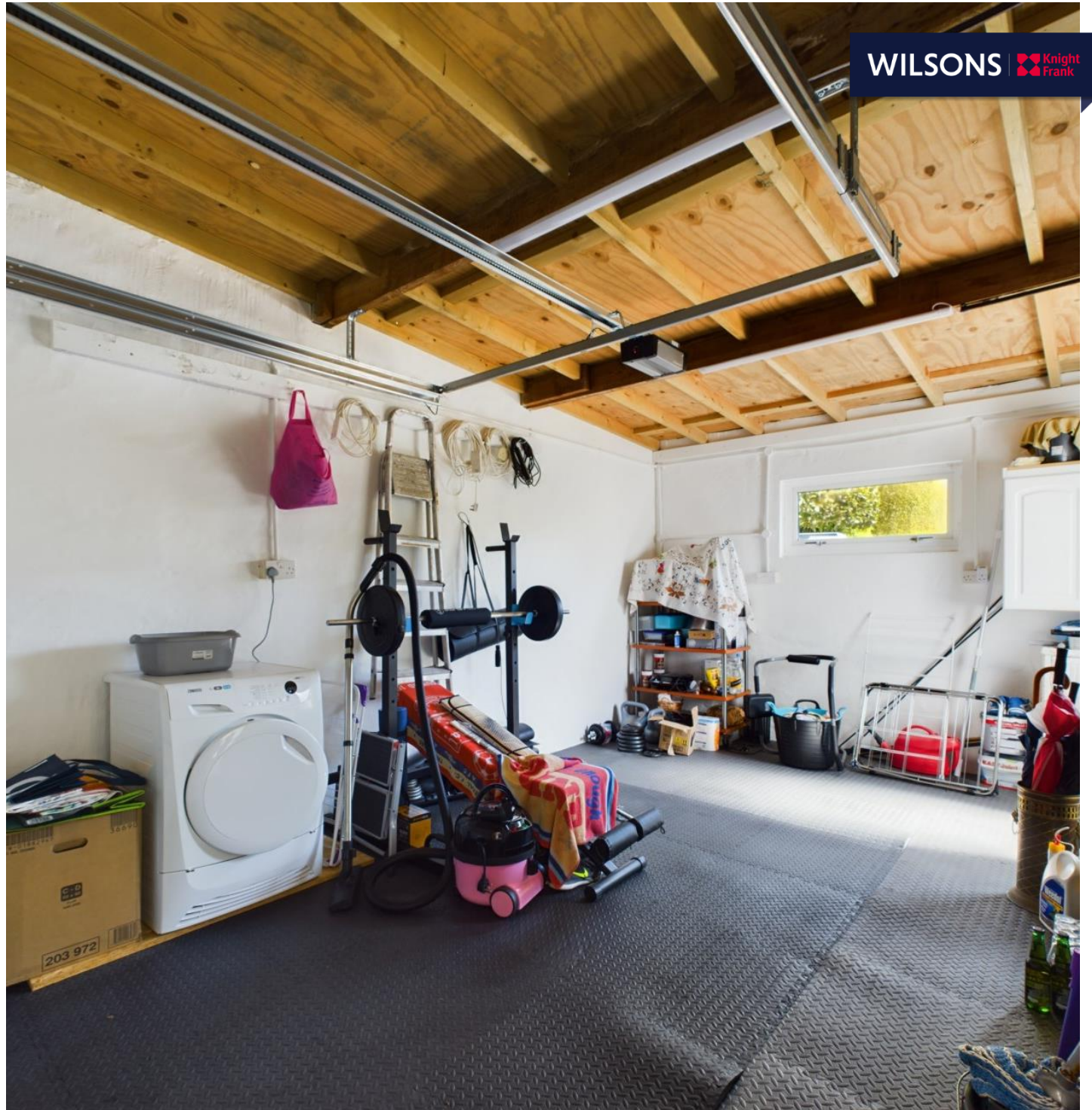






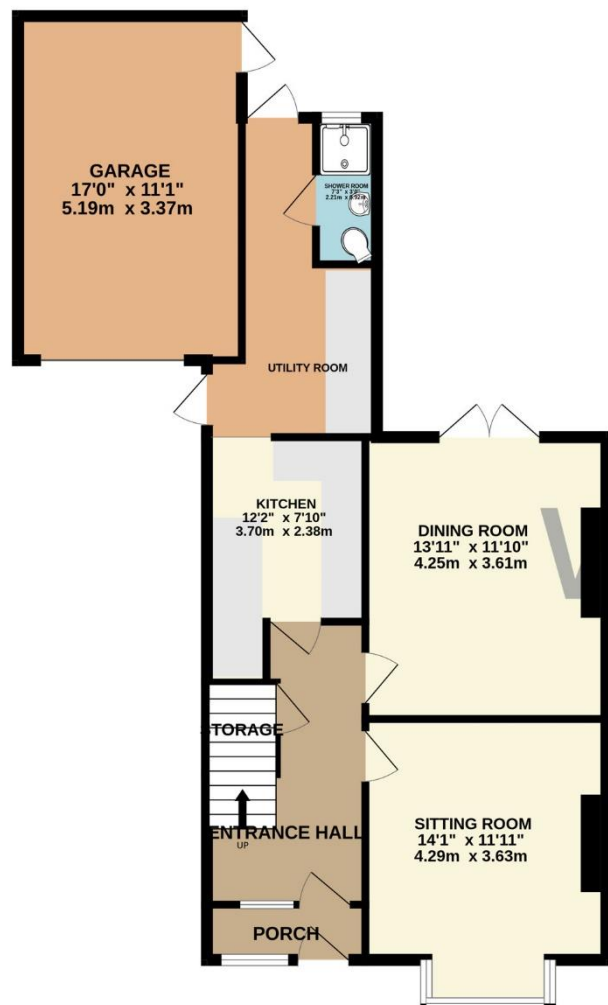




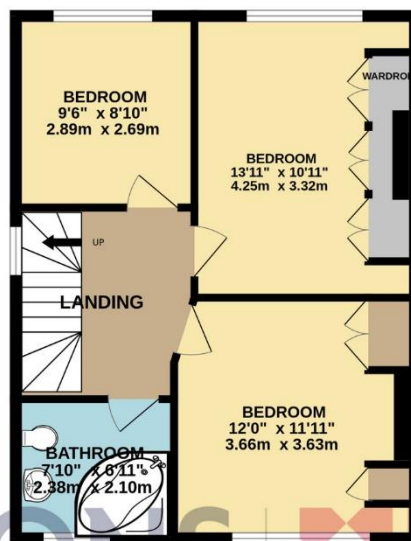




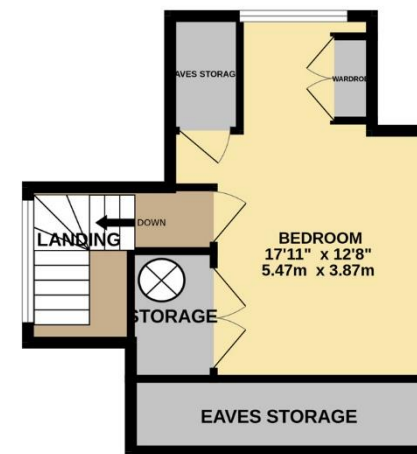
GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 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

Oil-fired central heating

## DIRECTIONS

Heading up Queens Road, take a left into Clarke Avenue, follow the road to the right onto La Grande Route du Mont a l'Abbe, take the first left into Rue de Podetre. Earthworks is the fourth house.

## 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](mailto:office@wilsons.je)

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