

INTRODUCING
37 Pied Du Cotel, St Andrews Road, St Helier, JE2 3JF



Connecting People & Property Perfectly.

Located in an elevated St Helier position, boasting roof top & sea views over to Elizabeth Castle. On a private road, conveniently positioned, only a short stroll to St Andrew's Park, the beach, plus easy access into the centre of town.

Immaculately maintained, yet with scope to extend, this home offers the new owners the opportunity to put their stamp on the house. The excellent ground floor accommodation already comprises porch, entrance hall, living room, dining room, kitchen, utility room and cloakroom on the ground floor. There are three bedrooms on the first floor, two doubles plus a single/study and house bathroom. Mention must be made that the ground floor extension has been built in mind for the first floor to also be extended above (subject to the relevant planning consents).

Externally the property benefits parking for one or two small cars with single garage ideal for storage. The garden is tiered with a lawned area, allotment area and decked terrace with roof top views to Elizabeth castle.

With the property being close to local amenities, schools and a fantastic bus route this lends itself to being a fantastic first buy and/or family home.

- **Semi detached home**
- **Three bedroom/One bathroom**
- **Excellent open plan living**
- **Tiered gardens with views**
- **Convenient location**
- **Garage and parking**

Price £665,000 | Qualified | Freehold



PROPERTY ID: 3466





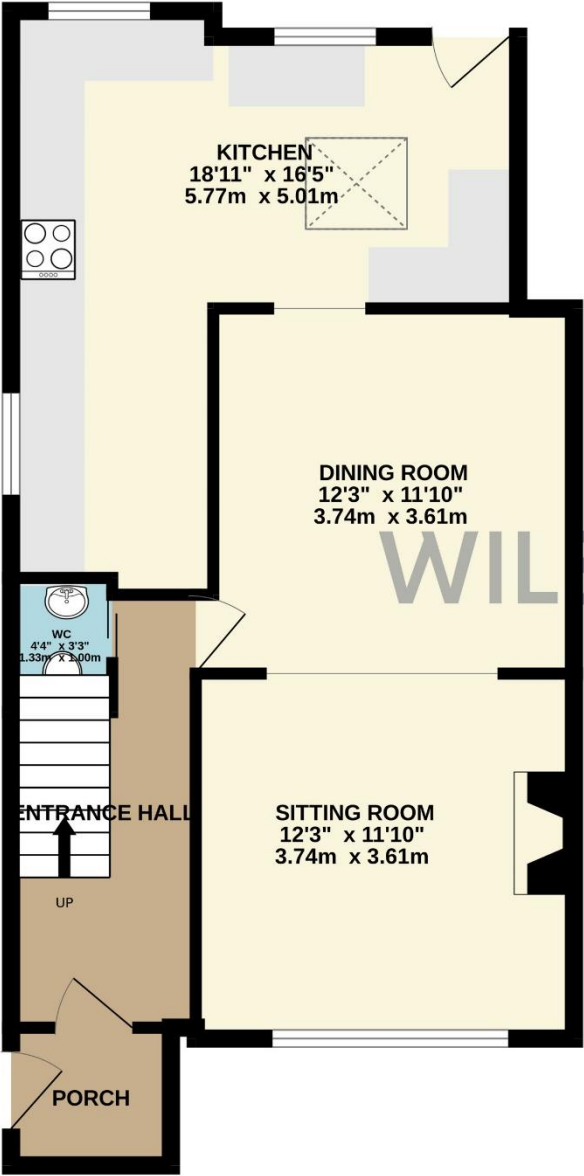




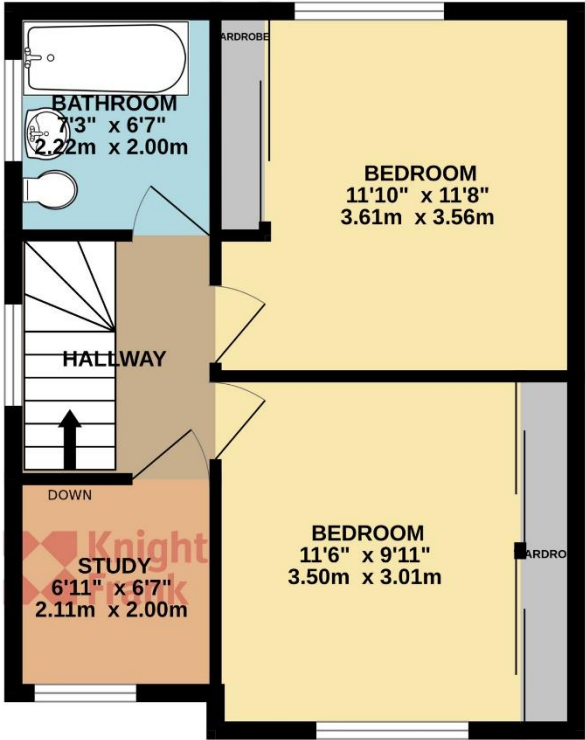




GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



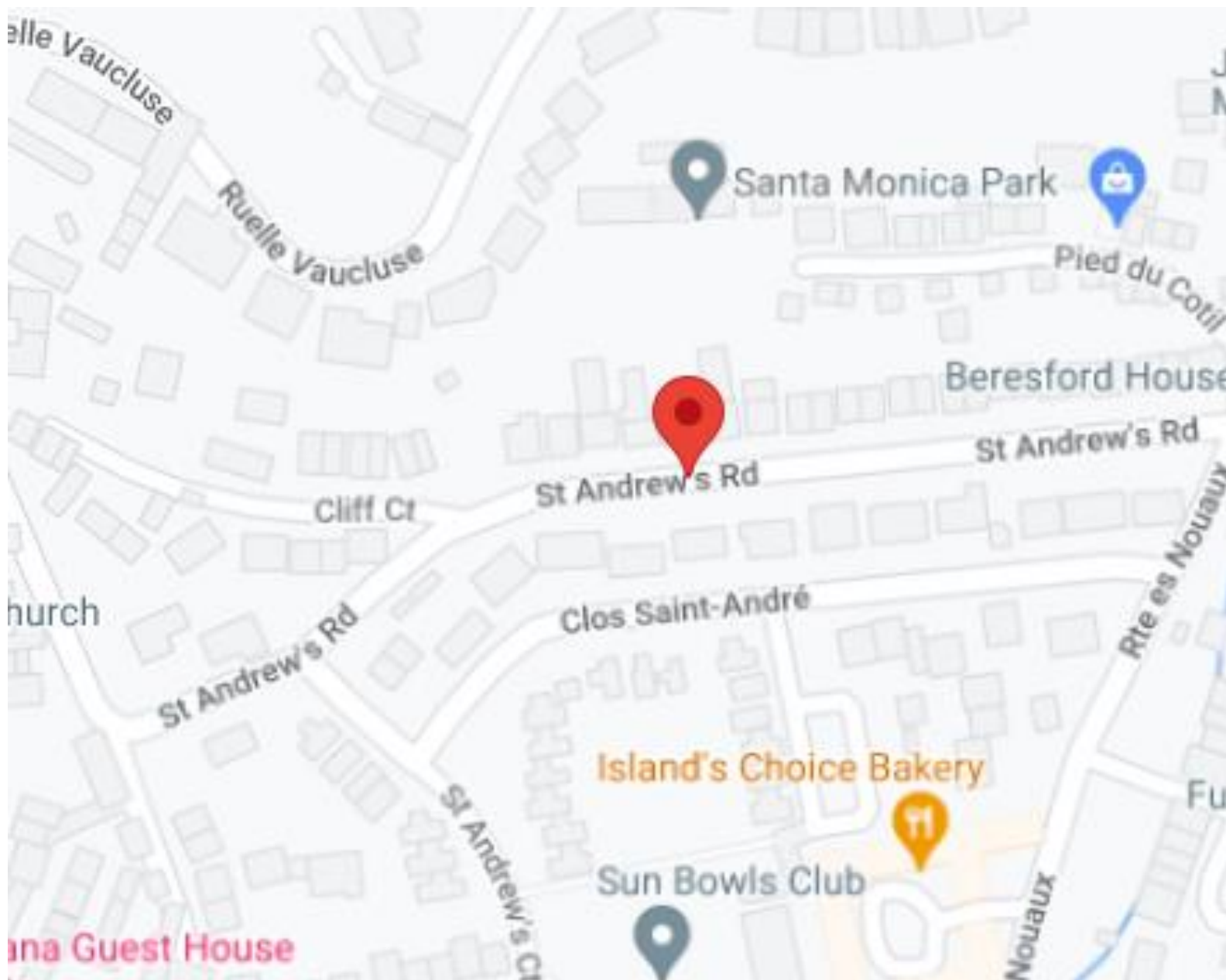
1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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 water
Mains drains
Mains gas (hob only)
OFCH
Full double glazing

DIRECTIONS

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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