

INTRODUCING
Elden Cottage, James Road, St Helier, JE2 4QY



Connecting People & Property Perfectly.

New to market Elden Cottage offers low maintenance living, traditionally laid out the ground floor provides a entrance hall, separate living room and fully integrated `eat in kitchen` with access from here to the integral garage. The first floor offers two bedrooms, house bathroom and access to the southwest facing sun deck. The top floor adds further accommodation with a split level bedroom suite with dressing area/study and en-suite shower room. Presented in good order throughout the current vendors have made upgrades to the house including new windows, Amtico flooring and a new electric boiler.

Conveniently located on the outskirts of town, this would make an ideal home for a professional couple or young family who want the convenience to walk to work, with schools, park and the beach all nearby. Parking is provided with a single integral garage which will fit both a car plus storage for bikes etc,

- **Semi detached home**
- **Three bedroom/Two bathroom**
- **Town outskirts**
- **West facing sun terrace**
- **Close to park, beach, schools**
- **Garage parking**
-

Price £595,000 | Qualified | Freehold



1



3



2



1

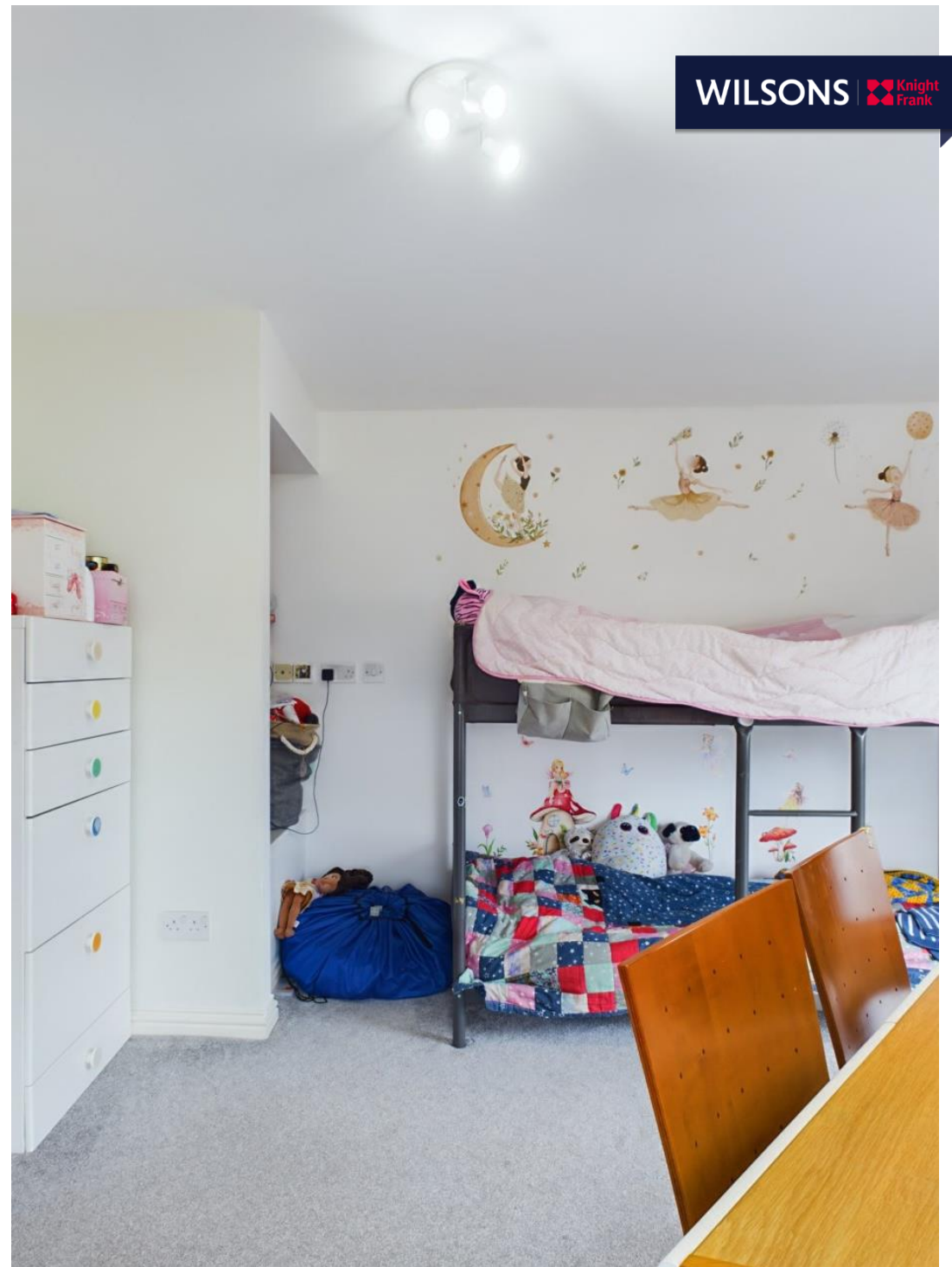
PROPERTY ID: 3531









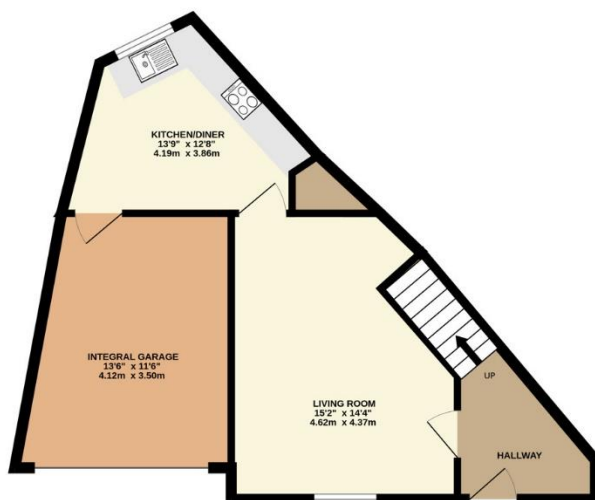








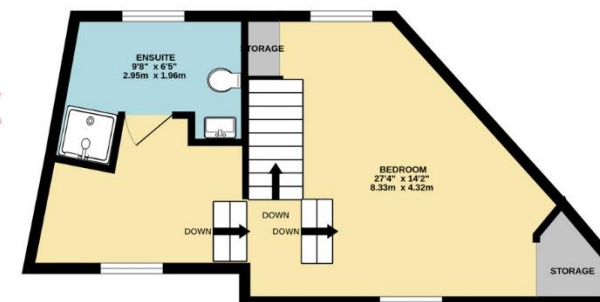
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.

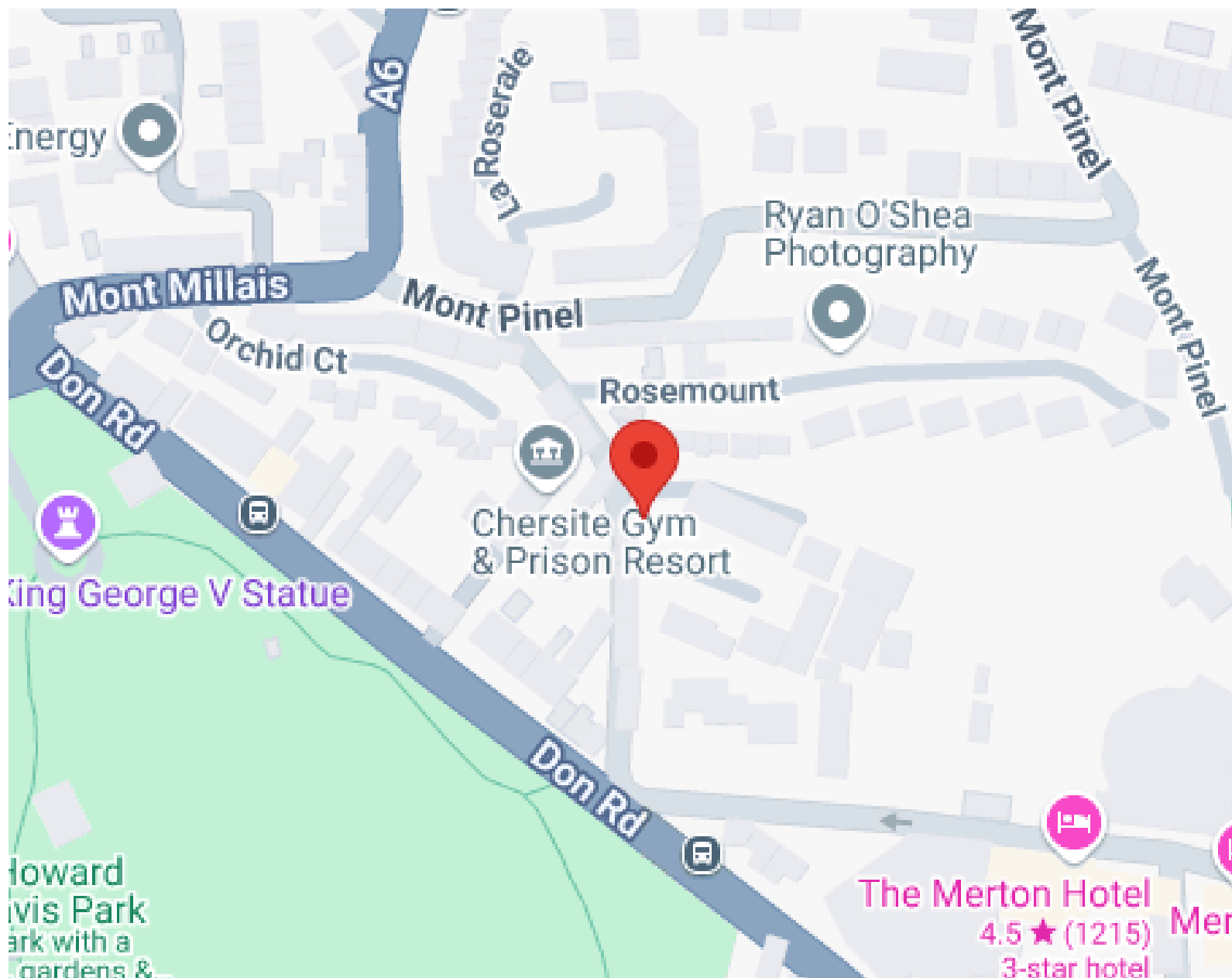


2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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
Electric heating (new boiler 2 years ago)
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

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