

INTRODUCING
Chamonix, Ruelle D'Avranches, St Lawrence, JE3 1GJ



Connecting People & Property Perfectly.

An immaculately presented three bedroom detached bungalow offering the perfect blend of peace and privacy.

The property is in exceptional condition having been meticulously maintained and tastefully updated throughout. With spacious and well proportioned rooms this home provides a comfortable and welcoming living environment. A generously sized eat in kitchen leads through into a sun room, currently utilised as a playroom. A W/C through a hallway off the kitchen features space to use as a laundry room. Leading off of the large entrance foyer which doubles as a dining space is a cozy yet spacious lounge. Across the hall are three bright and airy bedrooms and a house bathroom. With built in storage in the hallway there is plenty of space.

In addition to the fantastic interior the property has a generously sized garden, perfect for children, entertaining or just relaxing, there is also an integral garage, lean-to and two additional outdoor store rooms. Set in a private cul-de-sac off a private lane, this bungalow is ideally located close to local amenities and schools.

- **Detached bungalow**
- **Good size living room**
- **Large eat-in kitchen and sun room**
- **Three bedrooms & bathroom**
- **Large wrap around garden**
- **Integral garage & parking two/three cars**

Price £895,000 | Qualified | Freehold



PROPERTY ID: 3567









WILSONS  Knight Frank











GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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

All mains services, excluding gas
Oil fired central heating

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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