

INTRODUCING

18 Le Clos De Patier, La Rue De Patier, St Saviour, JE2 7LP



Connecting People & Property Perfectly.

Situated on the outskirts of town and very conveniently located for schools and colleges is this perfect four bedroom family home, which is very deceptively spacious and private.

The accommodation comprises of a good size living room with space for dining, with French doors over looking the garden. Adjacent is the fully fitted kitchen/diner, also with direct access outside, with separate utility room and cloak room. Although the property is presented in excellent condition it is still a blank canvas for someone to put their own stamp on, with potential to also convert the garage or add a sun room. Upstairs the property offers three double bedrooms plus single bedroom/study, one ensuite shower room and house bathroom.

To the rear of the property there is an enclosed patio garden with tiered levels an abundance of shrubs perfect for enjoying the afternoon sunshine, with a front south facing garden area also.

Benefitting from three parking spaces plus single garage and space for visitors with the development.

- **Perfect family home**
- **Four bedroom/ Two bedroom**
- **Fantastic location close to major schools**
- **Excellent presentation**
- **Front and rear gardens**
- **Parking for three plus garage**

Price £835,000 Qualified | Freehold



1



3



2



3

PROPERTY ID: A2448





WILSONS  Knight Frank



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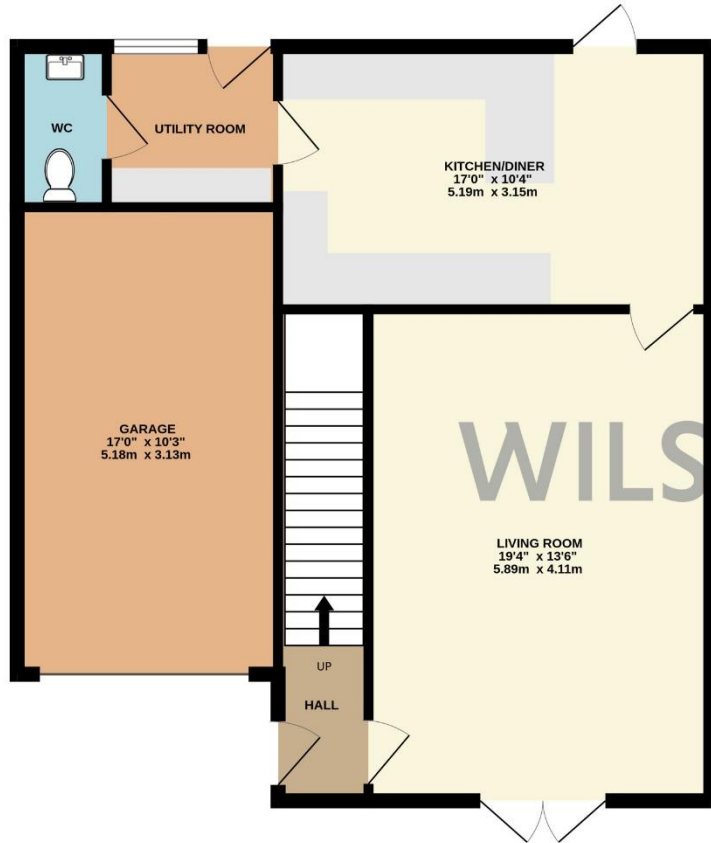


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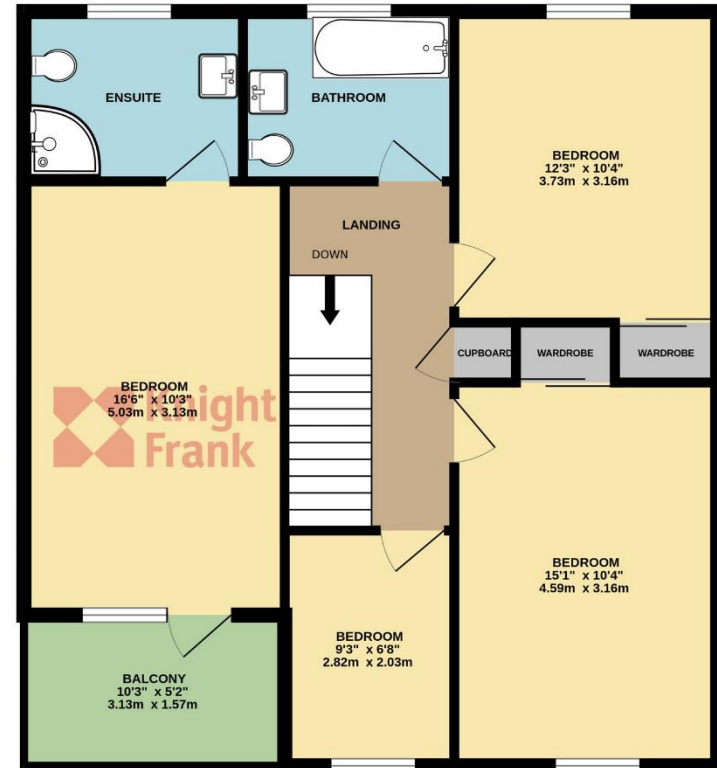




GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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

All mains services (excluding gas)
Fully double glazed
GFCH heating (bottled gas not mains)

£100 per annum for communal
upkeep of development

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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