

INTRODUCING  
Le Petit Menage, 22 La Hougue Avenue, La Grande Route De St Jean, St  
Helier, JE2 3HL



Connecting People & Property Perfectly.

Located in a quiet close of similar properties, this deceptively spacious four bedroom home is presented to the market in excellent order throughout. Ideally positioned, it's just a short drive to the town centre, local amenities, yet rural enough for quiet dog walks in nearby country lanes, making it perfect for family living.

The ground floor offers well planned and traditional accommodation, including a bright and airy open plan lounge/diner, a separate fully fitted kitchen and spacious sun room that flows seamlessly into the garden. This floor also offers a ground floor bedroom suite and separate cloakroom. Upstairs, the first floor features three bedrooms two doubles and a third single bedroom that can also serve as a home office or study, there is also a house bathroom on this level.

Externally, the spacious garden enjoys all day sunshine. It is mainly laid to lawn with paved seating area ideal for outdoor dining and entertaining with friends and family, bordering farm land it is very private and peaceful. The property also benefits from an integral single garage with utilities with additional driveway parking for three to four cars. Offering convenience, and comfort, a must see for growing families looking in a prime location.

- **Semi detached home**
- **Three double beds plus study**
- **Perfect family home**
- **Convenient location**
- **Enclosed lawned garden**
- **Single garage and parking**

**Price £765,000 Qualified** | Freehold



2



4

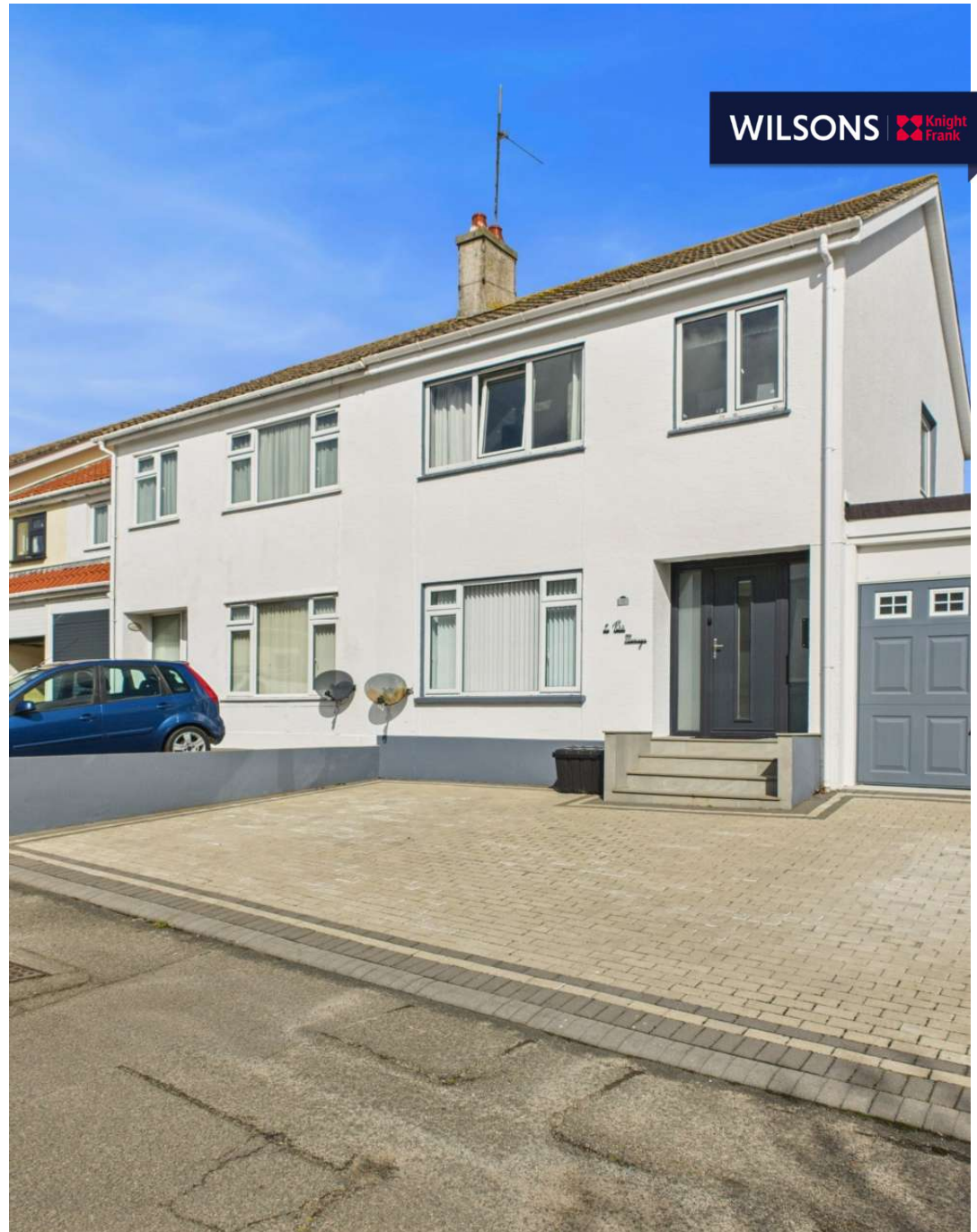


2



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PROPERTY ID: 3717





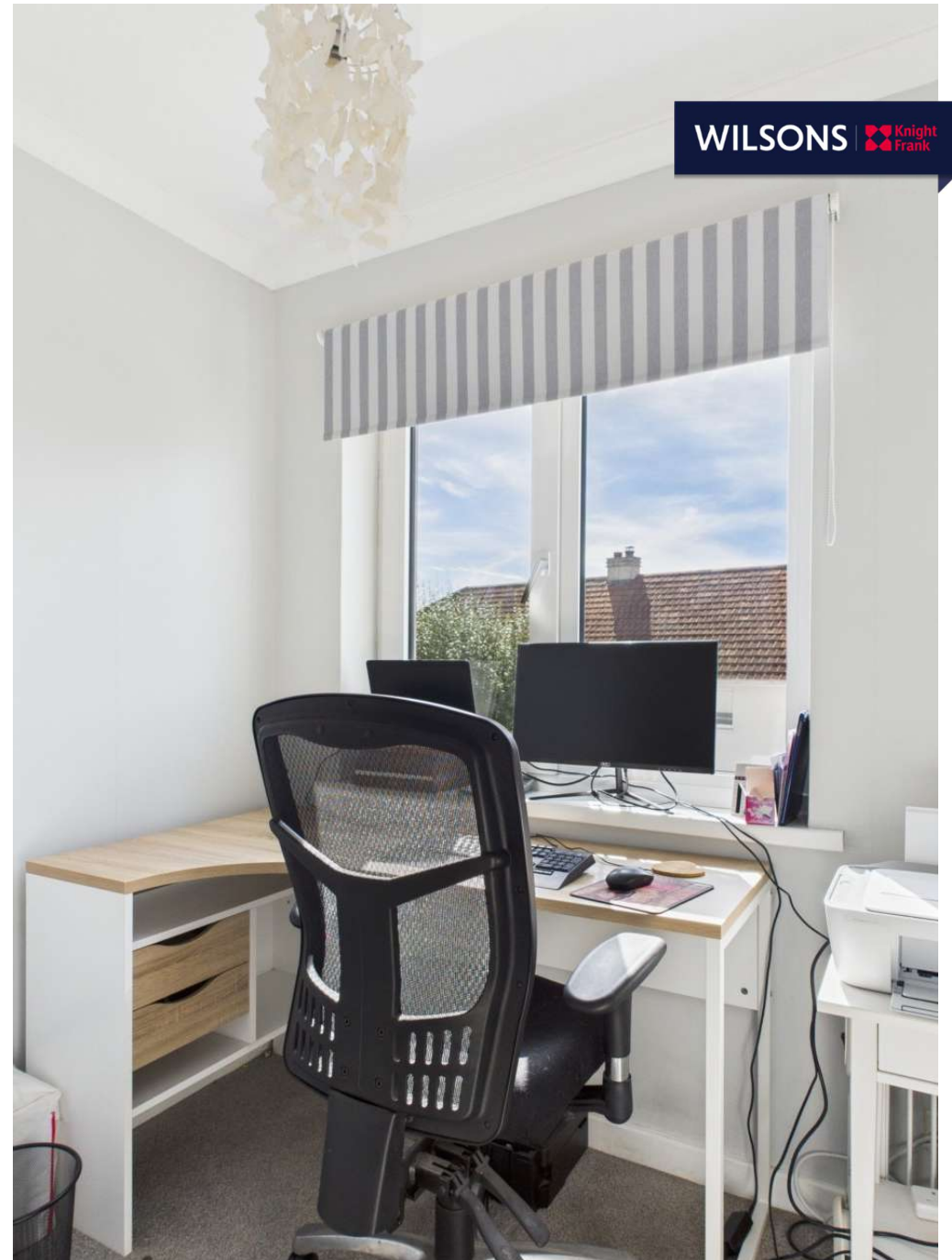














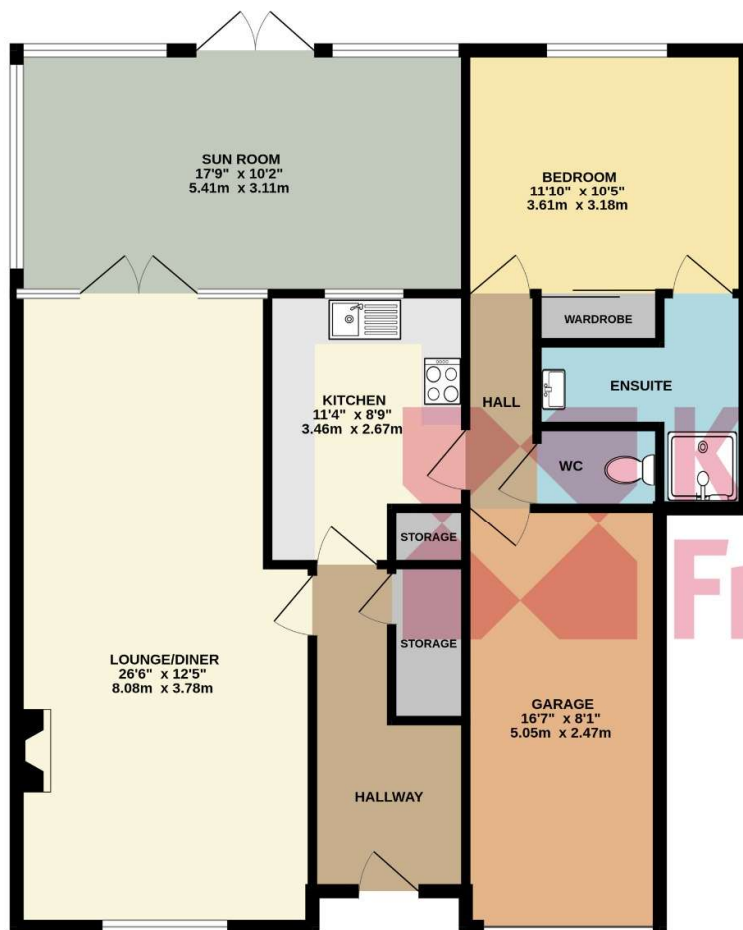




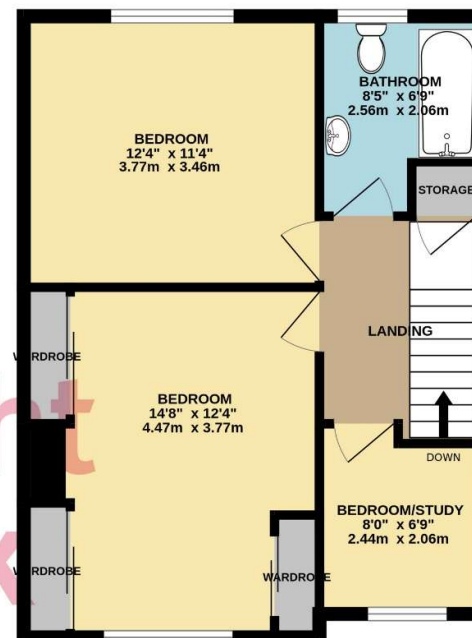




GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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  
Full double glazing  
OFCH

## 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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