

8 BRACKEN



3

BEDROOMS

2

BATHROOMS

1,296

SQ FT

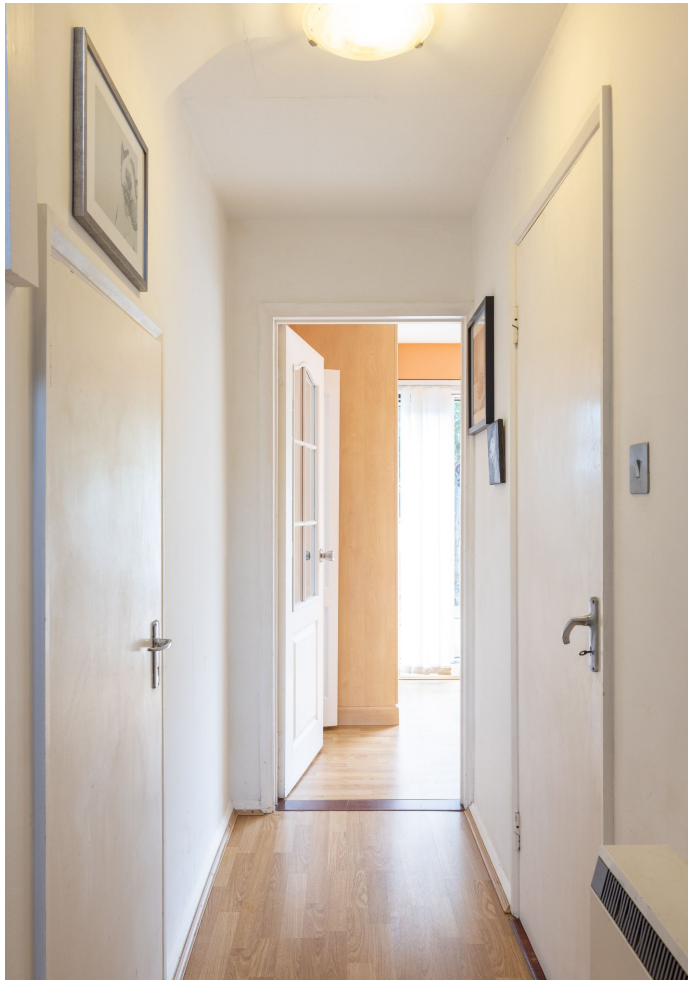
£2,000 ST. BRELADE

ENTITLED/LICENSED. This lovely three-bedroom family home is situated in a popular area of St. Brelade and only a short walk to local shops and amenities. The property boasts light, spacious and well-balanced accommodation over three floors including a ground-floor bedroom en-suite and integrated single garage. The first floor offers a sitting/dining room and kitchen. Lastly, the top floor has two double bedrooms and a house bathroom. There is a large loft space which is perfect for extra storage. Externally, there is a good-sized, rear garden (laid to lawn). The property also boasts driveway parking for three vehicles. Near to local schools La Moye and Les Quennevais catchment area. Pets considered. Available from April 2025



LIVINGROOM

The Channel Island Estate Agent



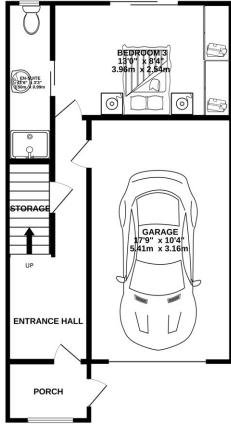




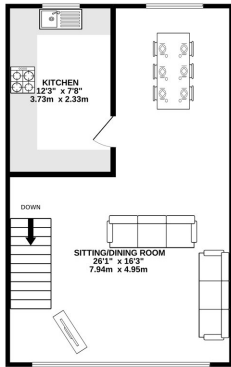




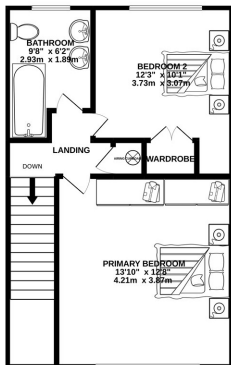
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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GROUND FLOOR

Porch	5'11 x 4'3
Entrance Hall	5'11 x 17'9
Garage	10'4 x 17'9
Storage	3'3 x 6'9
Bedroom 3	13'0 x 8'4
En-suite	3'3 x 11'6

FIRST FLOOR

Sitting/Dining Room	16'3 x 26'1
Kitchen	7'8 x 12'3

SECOND FLOOR

Landing	7'8 x 4'9
Primary Bedroom	12'8 x 13'10
Bathroom	6'2 x 9'8
Bedroom 2	10'1 x 12'3

KEY FACTS

Situated in the heart of St. Brelade
Secure garden to the rear
Parking for three vehicles on the front drive
Integrated single garage
Ground floor ideal for teenagers bedroom space
Short walk to Les Quennevais precinct and other amenities

Minutes from the railway walk
Available April 2025

ENTITLED/LICENSED

SERVICES

Mains drains and water

HEATING

Electric heating throughout

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

La Moye
Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£2,000



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