

# 6, CLOS DE LA MALERSHE

SOLE AGENT



**5**

BEDROOMS

**3**

BATHROOMS

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**£5,000 ST. HELIER**

ENTITLED/LICENSED This exceptionally large five-bedroom family home is designed to accommodate and delight the entire family. With four spacious reception rooms, there is ample space for everyone to relax, entertain, and enjoy quality time together. The home features three well-appointed bathrooms, ensuring comfort and convenience for all. Perfectly situated, this residence is located close to all major schools and just a short drive to St. Helier. Tucked away at the end of a small, quiet close, it offers a serene and private setting. The property boasts panoramic views overlooking St. Helier, providing stunning sunset vistas that are sure to captivate. The beautiful low-maintenance gardens are ideal for those who enjoy outdoor living without the hassle of extensive upkeep. Double garage and ample parking ensures plenty of space for multiple vehicles. At the heart of this home is a modern, fully fitted kitchen, seamlessly connected to the garden through inviting doors, making it a...



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**GROUND FLOOR**

|               |              |
|---------------|--------------|
| Entrance Hall |              |
| Cloakroom     | 4'9 x 4'1    |
| Kitchen       | 22'2 x 21'10 |
| Sitting room  | 17'9 x 17'3  |
| Dining room   | 13'8 x 13'1  |
| Playroom      | 18'4 x 11'8  |
| Study         | 14'9 x 14'9  |
| Shower room   | 10'9 x 4'9   |
| Utility room  | 16'0 x 6'3   |
| Double garage |              |

**FIRST FLOOR**

|                 |             |
|-----------------|-------------|
| Primary bedroom | 18'4 x 12'6 |
| En-suite        | 10'1 x 5'1  |
| Bedroom two     | 18'1 x 11'7 |
| Bedroom three   | 14'7 x 14'4 |
| House bathroom  | 10'2 x 6'0  |
| Bedroom four    | 10'2 x 9'2  |
| Bedroom five    | 10'3 x 8'1  |

**KEY FACTS**

Superb family home close to major schools  
 Five bedrooms (one en-suite)  
 Breath-taking views of St. Helier  
 Modern fully fitted kitchen with access to the garden  
 Ample reception rooms perfect for the whole family  
 Low maintenance large garden  
 Double garage plus ample parking  
 Available immediately  
 Pets considered  
 ENTITLED/LICENSED

**SERVICES**

All mains drains and water

**HEATING**

Oil fired central heating

**APPLIANCES**

AEG double oven  
 Bosch microwave  
 Smeg fridge + freezer  
 AEG dishwasher  
 AEG washer/dryer

**INCLUSIONS**

As per inventories

**SCHOOL CATCHMENT**

Springfield  
 Grainville

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.

**£5,000**



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