

Chaumont, La Route des Genets, St Brelade. JE3 8DB

£725,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

First time on the market, this detached three double bedroom home presents a rare opportunity in the ever-popular parish of St Brelade. Occupying a generous plot, the property offers well-proportioned accommodation including a spacious lounge, separate dining room and separate kitchen on the ground floor. To the first floor are three excellent double bedrooms, together with a separate bathroom and separate W.C. The principal bedroom opens onto a substantial south-facing terrace, a wonderful sun trap and a feature rarely found, with fantastic potential to enhance. Externally, the large rear garden provides excellent space for landscaping, extension (subject to planning) or creating a superb family outdoor area. There is parking for two cars along with a single garage. Requiring full renovation and refurbishment throughout, this is an exciting opportunity to modernise and create a detached home tailored entirely to your own specification. Fairly priced for a detached three bedroom house in St Brelade, it represents strong value in a highly sought-after location. Within walking distance of local amenities and schools, and only a short drive to St Brelade's Bay and St Aubin, the setting offers both convenience and lifestyle appeal.

## FEATURES

- First time on the market - a rare opportunity in sought-after St Brelade
- Detached 3 double bedroom home
- Large south facing terrace off the principle bedroom
- Spacious rear garden with excellent extension potential
- Parking for 2 cars plus single garage
- Full renovation required



## ROOM DESCRIPTIONS

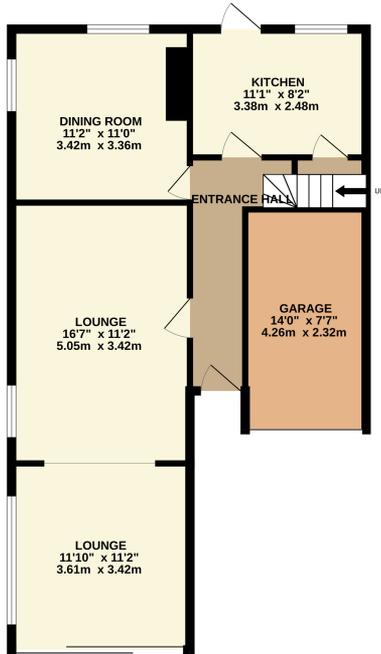




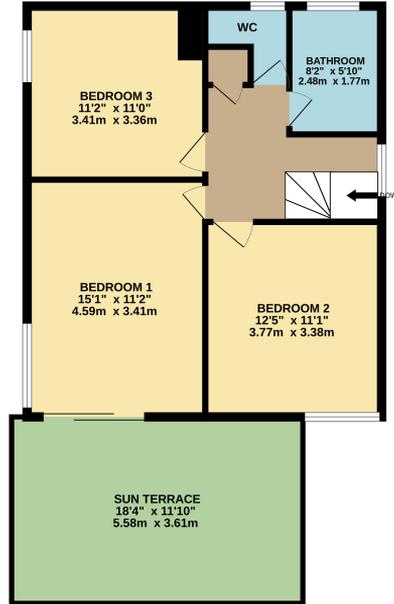


# FLOORPLAN

GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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