



St Saviour | £860,000

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- Versatile two generation family home
- Three bedrooms and one bathroom
- Open concept living area with sunroom
- One bedroom and one bathroom unit
- Four off-road parking spaces
- Rear garden with storage sheds

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Telephone: 01534 639955 Email: [sales@indigo.je](mailto:sales@indigo.je) or [lettings@indigo.je](mailto:lettings@indigo.je) Web: [www.indigo.je](http://www.indigo.je)

31 Hill Street, St Helier, JE2 4UA

## **Property Overview**

Versatile two-generation detached home or income-generating opportunity in Maufant. Discover the perfect blend of comfort, style, and practicality in this exceptional property, ideally located in the heart of Maufant and just minutes from Five Oaks, as well as local shops and schools. Perfect for multi-generational living or as a home with income potential, this versatile property includes a spacious three-bedroom main house and a modern self-contained one-bedroom unit.

The main house boasts a large, open-concept living area featuring a charming wood-burning stove, seamlessly flowing into a well-appointed kitchen and a bright, inviting sunroom. A downstairs cloakroom adds convenience, while upstairs, three generously sized bedrooms and a family bathroom complete this welcoming home.

The self-contained unit is a contemporary gem, featuring a double bedroom, sleek shower room, and an open-concept living area with a stylish modern kitchen. French doors lead to a private, enclosed decked courtyard, providing the perfect spot to relax or entertain.

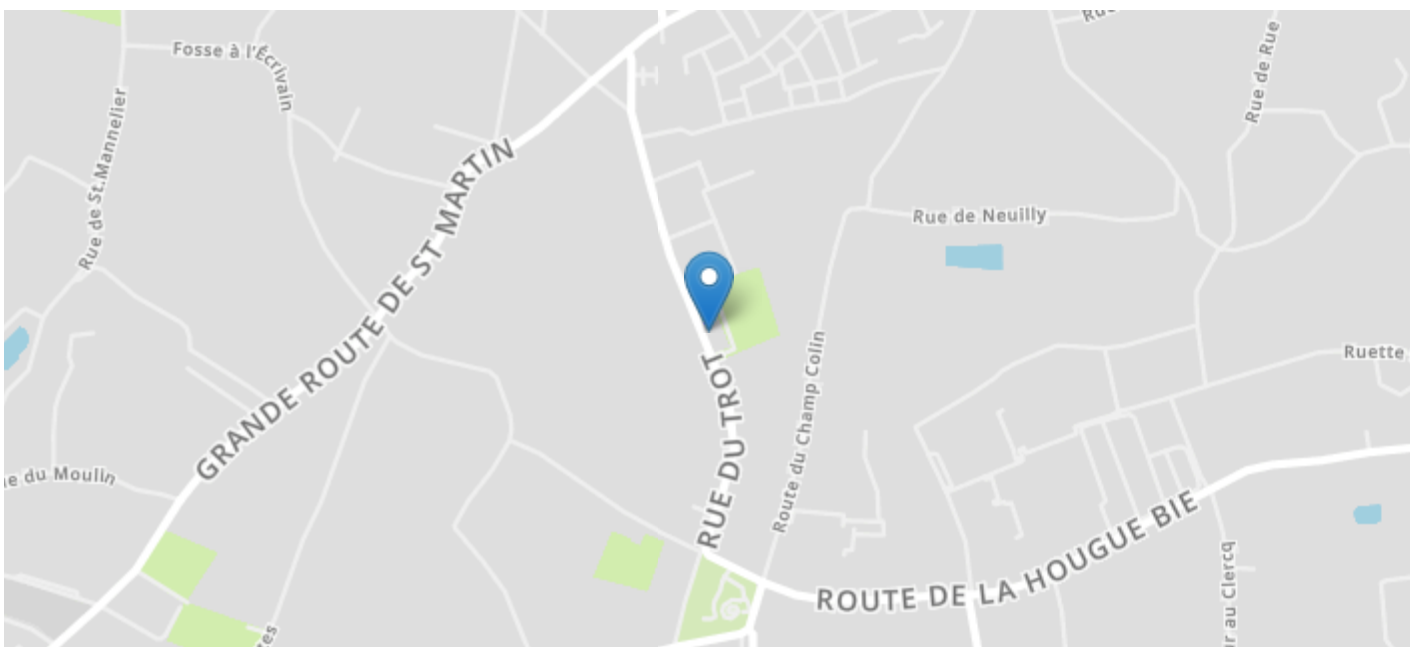
The rear of the property offers further versatility, with multiple storage sheds, a purpose-built utility room, a low-maintenance gravel garden, and raised decked areas. Parking is no issue, with space for up to four vehicles at the front of the property.

Located in a highly desirable area with easy access to excellent amenities and schools, this property is perfect for those seeking space, convenience, and flexibility. Whether you're looking to accommodate extended family, generate rental income, or both, this home is a rare find and ready to meet your needs. Don't miss out on this fantastic opportunity!

## **Agents Notes**

All mains excluding gas. Mains drains. Fully double glazed throughout. Multi-fuel burning stove located in the lounge. Separate self-contained unit fitted with electric heating and is metered separately.

## **Directions**



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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. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>138 m<sup>2</sup> 1485.41 ft<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>8.45 m<sup>2</sup> 90.94 ft<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced headroom ..... Below 1.5 m/5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>
<div>  </div> <div> <p><b>Ground Floor</b></p>  <p><b>Floor 1</b></p> </div>			

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