

26 La Ville Vautier Westview, Rue des Cosnets, St Ouen. JE3 2WF

£749,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

First Time Buyers Only

Situated at the end of a popular development on a corner plot this spacious 3 bedroom garage linked house has recently been open planned, allowing the whole ground floor to be flooded with light and bringing a garden aspect to the kitchen diner. At 1,200ft<sup>2</sup> (plus garage 200ft<sup>2</sup>) this is more spacious than many first time buyer homes, and with the loft floored and insulated, this could be converted to create a fourth bedroom and bathroom (subject to permissions). The living area has double doors south westerly L- shaped garden, the kitchen diner is modern and well specified. The development is positioned just a minute's walk to Les Landes School with bus stop close by and the beach just a short drive away. Sole agent.

## FEATURES

- 3 bedroom garage linked house
- First Time Buyers only
- Open plan living area
- South/west facing corner plot
- Close to school and beach
- Loft ready for conversion





## ROOM DESCRIPTIONS

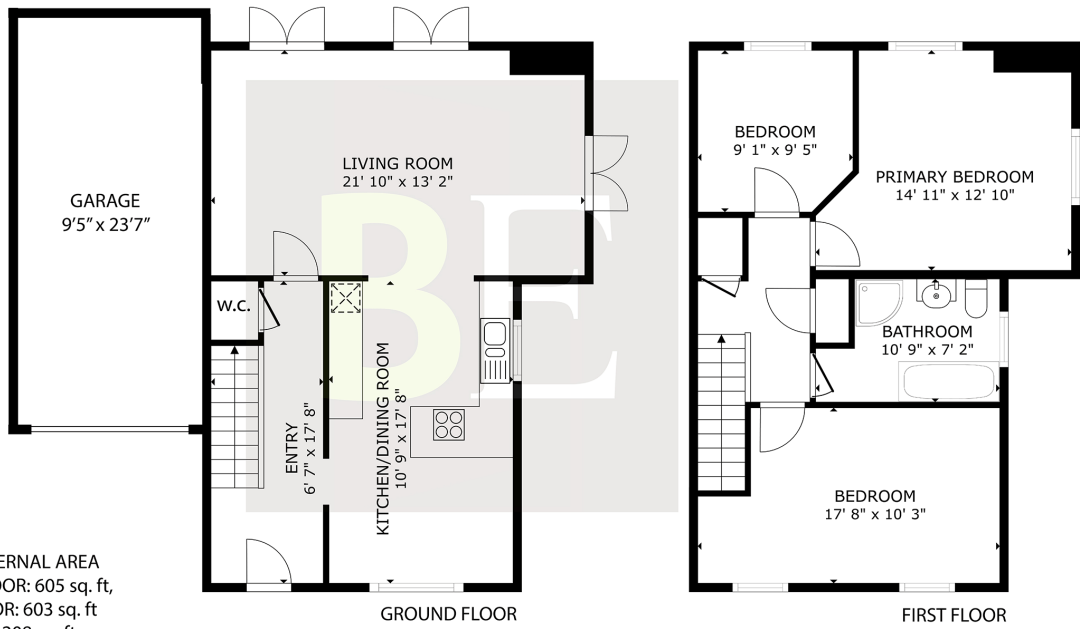








# FLOORPLAN



GROSS INTERNAL AREA  
GROUND FLOOR: 605 sq. ft,  
FIRST FLOOR: 603 sq. ft  
TOTAL: 1208 sq. ft  
EXCLUDED AREAS: GARAGE: 222 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY