

Iona, St Sampsons Avenue, Le Pont du Val, St Brelade. JE3 8FF

£1,195,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Located in the quiet, sought after St Sampsons Avenue, this spacious 4 bedroom family home (in need of updating) offers the growing family ample space for all that comes with daily life. Ground floor comprising of a large kitchen along with utility room, an open plan living/dining room, and two spacious double bedrooms and a house bathroom. To the first floor are 2 additional bedrooms with another house bathroom and plenty of hallway space and storage. With its current layout and large plot, this would be a terrific 2-generation property, or alternatively, a home with income.

Externally is a double sized plot, large enough for 2-3 properties, swimming pool, enclosed garden, separate patio and garden store room.

Close proximity to all amenities, bus routes and schools. Lovely quiet location.

FEATURES

- Detached 2000sqft house with development potential
- Quiet location, end of a cul-de-sac
- Large, double sized plot with East and West gardens
- 4 bed 2 bath detached family opportunity
- 2-gen or home with income
- Close to all amenities and bus routes



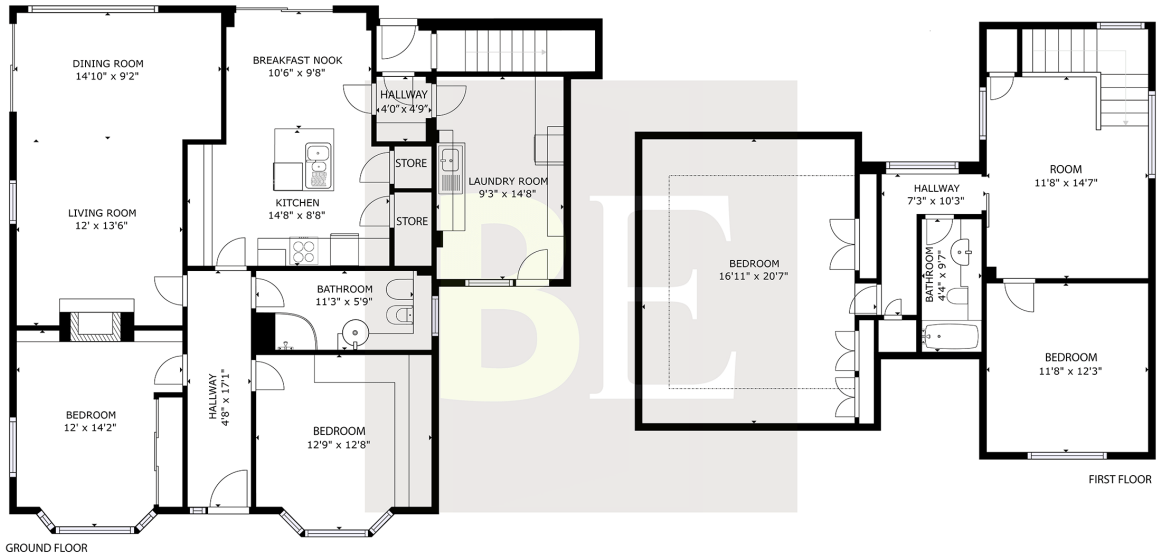
ROOM DESCRIPTIONS







FLOORPLAN



GROSS INTERNAL AREA
 GROUND FLOOR: 1271 sq. ft. FIRST FLOOR: 663 sq. ft.
 TOTAL: 1934 sq. ft.

EXCLUDED AREAS: STORE AND PLANT ROOM: 208 sq. ft.
 REDUCED HEADROOM BELOW 1.5M 125 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

