



TOTAL FLOOR AREA: 2214 sq.ft. (205.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the borders contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12022



33 ELIZABETH AVENUE, ST BRELADE, JE3 8GL

£1,050,000  
Freehold



## ABOUT THE PROPERTY

What an opportunity to purchase a spacious 3-4 bedroom detached house on Elizabeth Avenue, in need of refurbishment, and screaming out to be extended. Occupying a large plot this fantastic home can offer the lucky new owner the chance to create a stunning family home, being in a white zone on the Island Plan provides so many more opportunities when looking to extend although at 2,200ft<sup>2</sup> you may feel this is not necessary. Internally, the original living room, has been extended to both east and west aspects to offer 3 open plan receptions, the two ground floor bedrooms have been knocked into one, but could easily be reinstated as two. The kitchen, utility and pantry could do with some re-modelling if you were to keep it in the same area of the house. There is also a shower room on the ground floor. To the second floor are two very large bedrooms and a bathroom, this floor is crying out for an extension over the existing flat roof areas. Just a few steps to the Railway Walk, and a short walk to the Les Quennevais amenities, La Moye and Les Quennevais Schools, this house will certainly not be around for long. No onward chain. Sole agent.

## FEATURES

- 3-4 bedroom renovation project
- Very large plot
- Elizabeth Avenue highly desirable location
- Detached 2,200ft<sup>2</sup> house
- Scope to extend (Island Plan white zone)
- No onward chain. Sole agent

## Directions

Heading West on La Route Orange, take 4th right onto Quennevais Drive, No33 is up on LHS.

<https://w3w.co/couch.admires.barks>

