



Maillard  
& Co

£ 945,000

Donada, La Route Orange

For Sale



“Three Bedroom House Within Walking Distance  
of the Red Houses Amenities”

3

Bedrooms

2

Receptions

3

Bathrooms

For Sale

## Property features

Flexible Accommodation

Private Suntrap Garden

Popular Location

No Onward Chain - Motivated Vendor



## Property details

Quietly situated up a private drive just off La Route Orange, this lovely home is convenient for the local schools, Waitrose supermarket, on an excellent bus route and within easy reach of the beaches at St Brelade and St Ouen.

The property would make an excellent downsize or great for someone with an aging relative as there is a ground floor double bedroom and shower room with a large sunroom attached which could easily be utilised as separate living space with its own entrance.

All the living accommodation features double doors onto the private and low maintenance patio garden which is a great suntrap and benefits from a lovely garden chalet to escape the heat.

The bright and airy living room is exceptionally spacious and offers plenty of space for a large dining table. A separate W.C for guests completes the ground floor.

Upstairs are two further double bedrooms, each with their own en-suite facility, wardrobes and access to plentiful eaves storage space.

The property owns the private drive which accommodates a large storage shed and provides parking for 4-5 cars.

A great property with flexible accommodation and viewings come recommended by the sellers sole agent.

Mains water and drains. Oil central heating. Freehold

Three Bedroom House Within Walking Distance of the Red Houses Amenities

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.























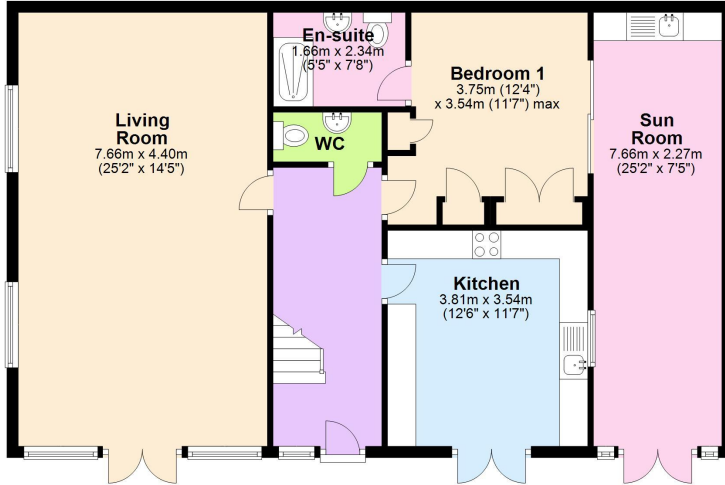






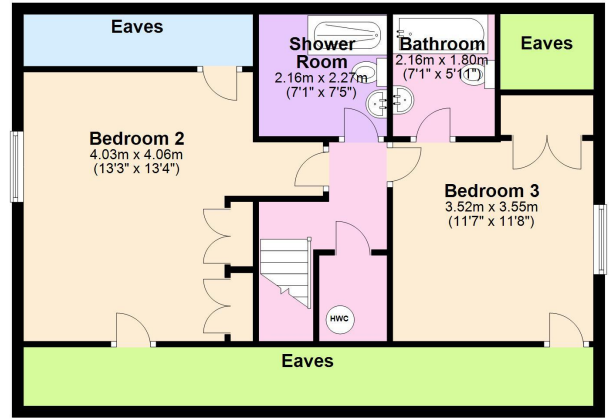
### Ground Floor

Approx. 95.2 sq. metres (1024.8 sq. feet)



### First Floor

Approx. 66.4 sq. metres (714.3 sq. feet)

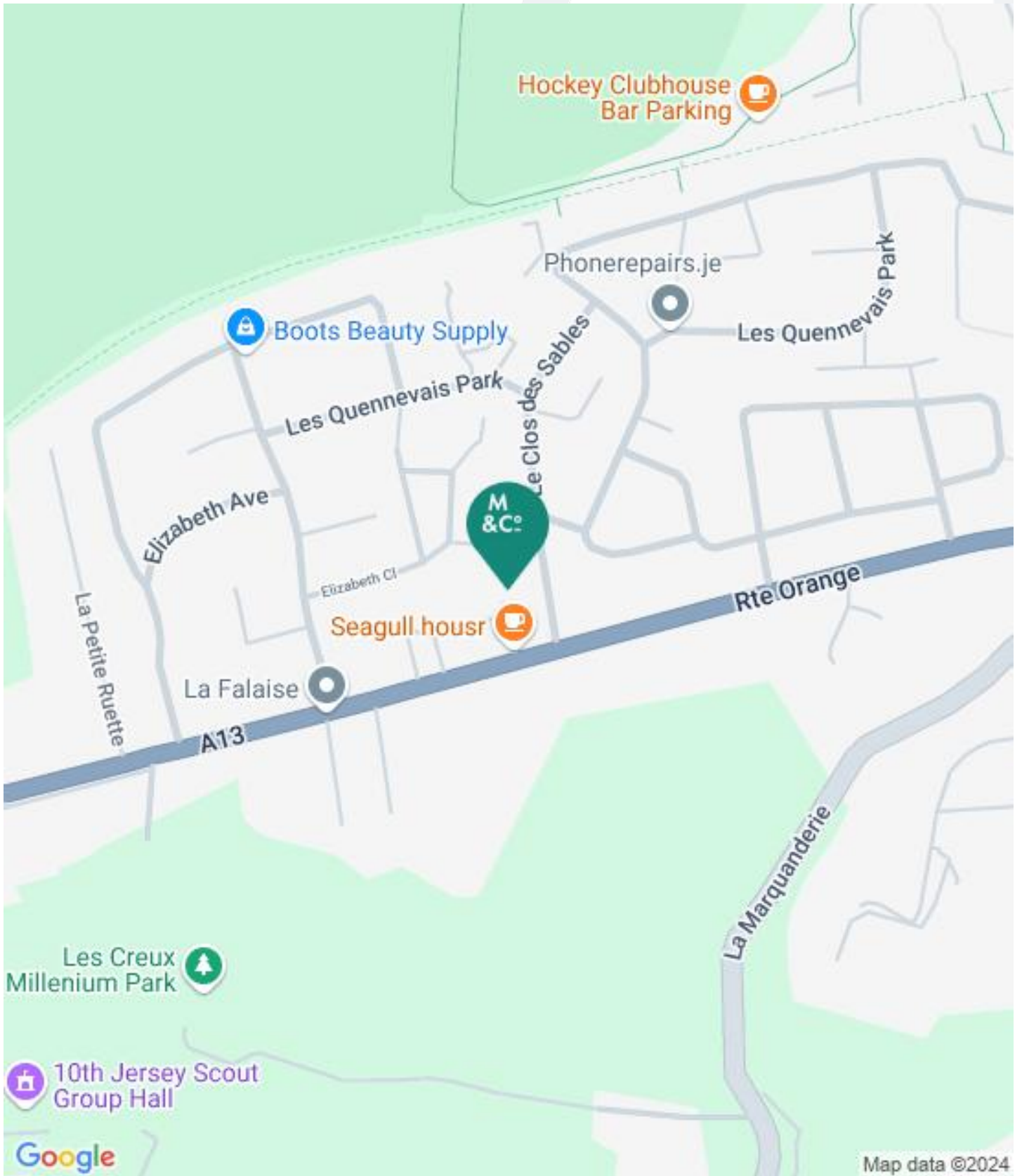


Total area: approx. 161.6 sq. metres (1739.1 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.

Plan produced using PlanUp.







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