



Maillard
& Co

£ 795,000

La Rue de la Fosse Au Bois

For Sale



“Detached Family Home in the Heart of St Ouen's
Village”

3

Bedrooms

1

Receptions

1

Bathrooms

For Sale

Property features

Village Location	Detached Family Home
Garage and parking	West Facing Garden



Property details

Constructed in the 1990's, this detached family home forms part of a small close on the edge of St Ouen's Village. With easy access to the shopping amenities, bus stop, parish hall and a short drive to St Ouen's Bay this property is in a popular location.

The ground floor comprises a spacious living room-diner, kitchen-breakfast room with external access and a ground floor toilet. Upstairs, you will find two double bedrooms with built in wardrobes, a single bedroom and house bathroom.

The rear garden faces west and attracts plenty of sunshine and offers good privacy and plenty of storage to the side. The garage can be accessed from the garden and designated parking is provided for a further 3 cars to the front of the garage and house.

With no onward chain, this is a great opportunity to cosmetically update and create your perfect home.

Mains drains and water. Oil fired central heating. uPVC double glazing. Les Quennevais School Catchment. Freehold.

Detached Family Home in the Heart of St Ouen's Village

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.













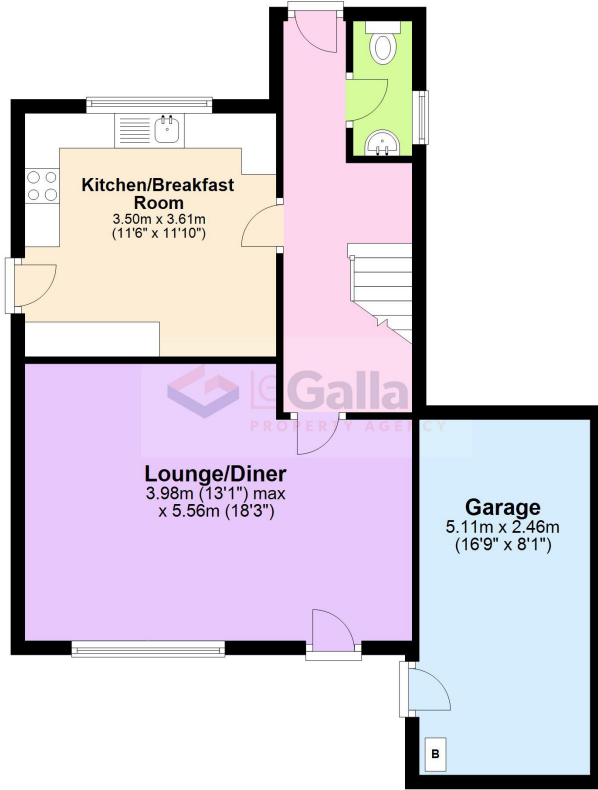






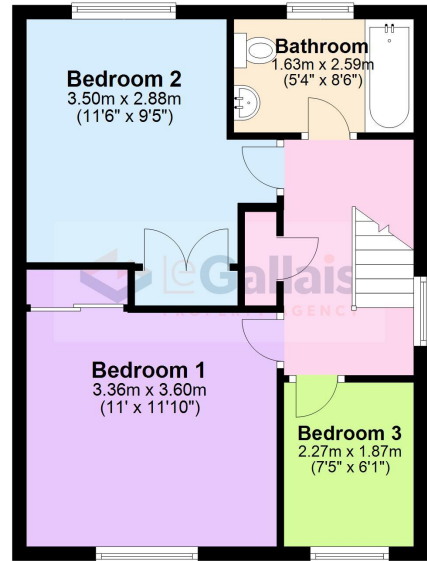
Ground Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



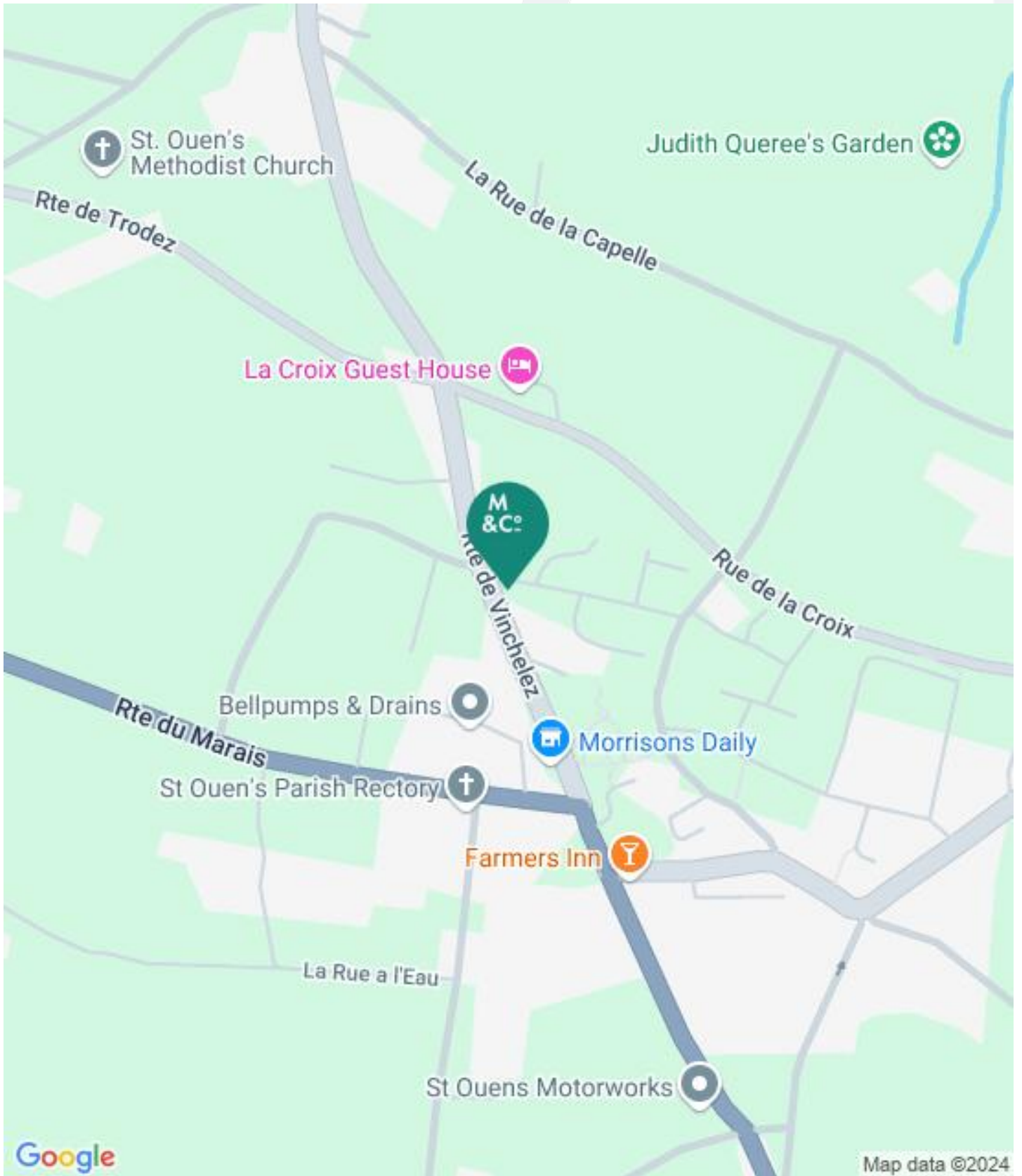
First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 99.5 sq. metres (1070.5 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.





Kate Warren

Head of Sales

kwarren@maillardandco.com

01534 883183



Bradley Rolland

Sales Consultant

brolland@maillardandco.com

01534 883184



Bridie Newsham

Sales Consultant

bnewsham@maillardandco.com

01534 883103