



Maillard  
& Co

£ 765,000

St Johns Road

For Sale



“Beautifully Presented First Time Buyer Home on  
the Outskirts of St Helier”

4

Bedrooms

2

Receptions

2

Bathrooms

For Sale

## Property features

First Time Buyers Only

Extended Living

Fabulous Garden

Qualifies Under First Step Scheme



## Property details

Quietly situated on a private first time buyer development at the top of St Johns Road, close to the local schools and within easy reach of the centre of town.

This garage linked 3/4 bedroom home is located at the end of the development with a feeling of space around it and benefits from a fantastic spacious garden with a raised terrace and lower lawn and a garden gate leads the children safely to the neighbouring park.

This family home is presented in immaculate order throughout and the present owners have extended the living space into part of the garage to create an additional spare bedroom/snug/office/ with double doors leading to the garden. The kitchen is fully fitted and light and modern and there is plenty of space for dining and entertaining.

The master bedroom is situated on the second floor (top) and features an en-suite shower room, plenty of fitted wardrobe space and a large store/airing cupboard on the landing. The two further double bedrooms are on the first floor and an additional play room has been created over the garage/snug/bedroom, making an ideal space for the kids to leave their toys out.

Parking is provided for 2 cars with plenty of visitor parking located within the development. The front portion of the garage has been retained to create a great store cupboard with electricity supply to charge electric bikes.

This home is restricted to first time buyers only.

Electric heating (underfloor heating on ground floor). Mains water and drains. Freehold.

Beautifully Presented First Time Buyer Home on the Outskirts of St Helier

## 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

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current Money Laundering Legislation.



# For Sale



















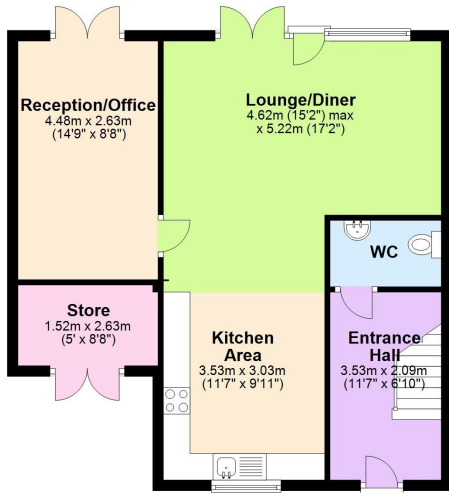






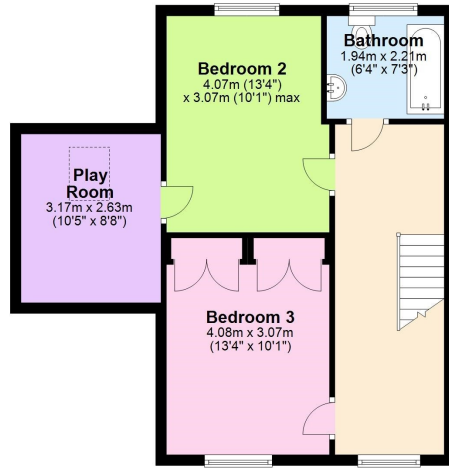
**Ground Floor**

Approx. 59.7 sq. metres (642.9 sq. feet)



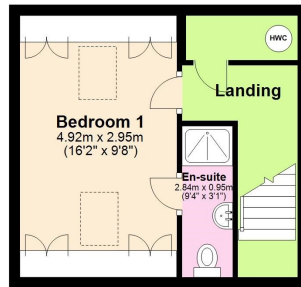
**First Floor**

Approx. 51.7 sq. metres (556.8 sq. feet)



**Second Floor**

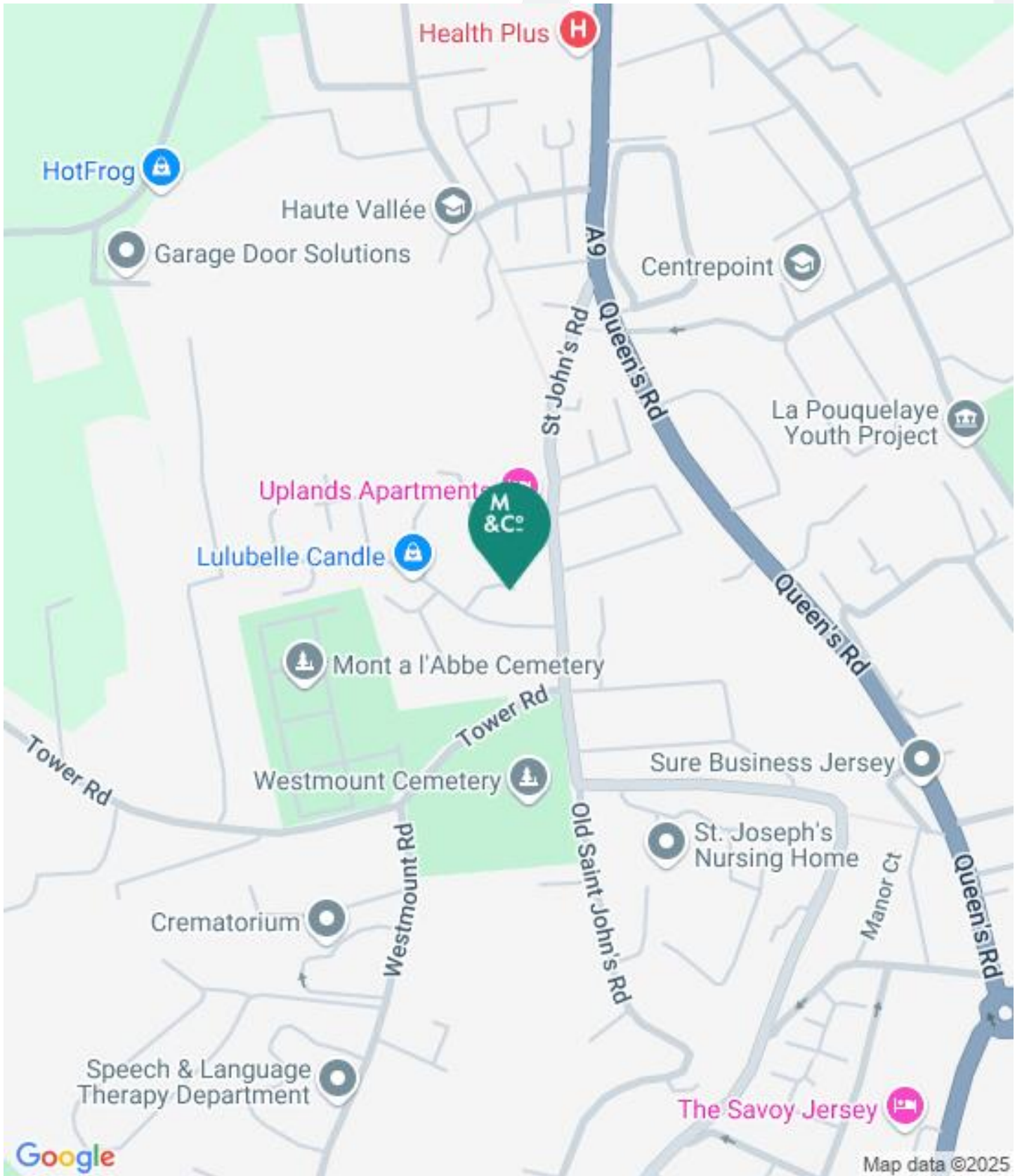
Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 137.1 sq. metres (1476.0 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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