

FINDING YOU A HOME
SINCE 1972
B



Vers L'Ouest 7 La Rue Galichie, St. Ouen
£1,350,000

BROADLANDS
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Vers L'Ouest 7 La Rue Galichie

St. Ouen, Jersey

- Spacious detached home
- 3 bedrooms, 4 receptions, 2 bathrooms
- Peaceful country location
- Panoramic views of St Ouen
- Double garage plus workshops
- Flat lawned garden to front and cotil garden to rear
- Sun terraces at first and ground floor level
- Contact Nigel on 07797718233 or nigel@broadlandsjersey.com
- Contact James on 07829835076 or james@broadlandsjersey.com

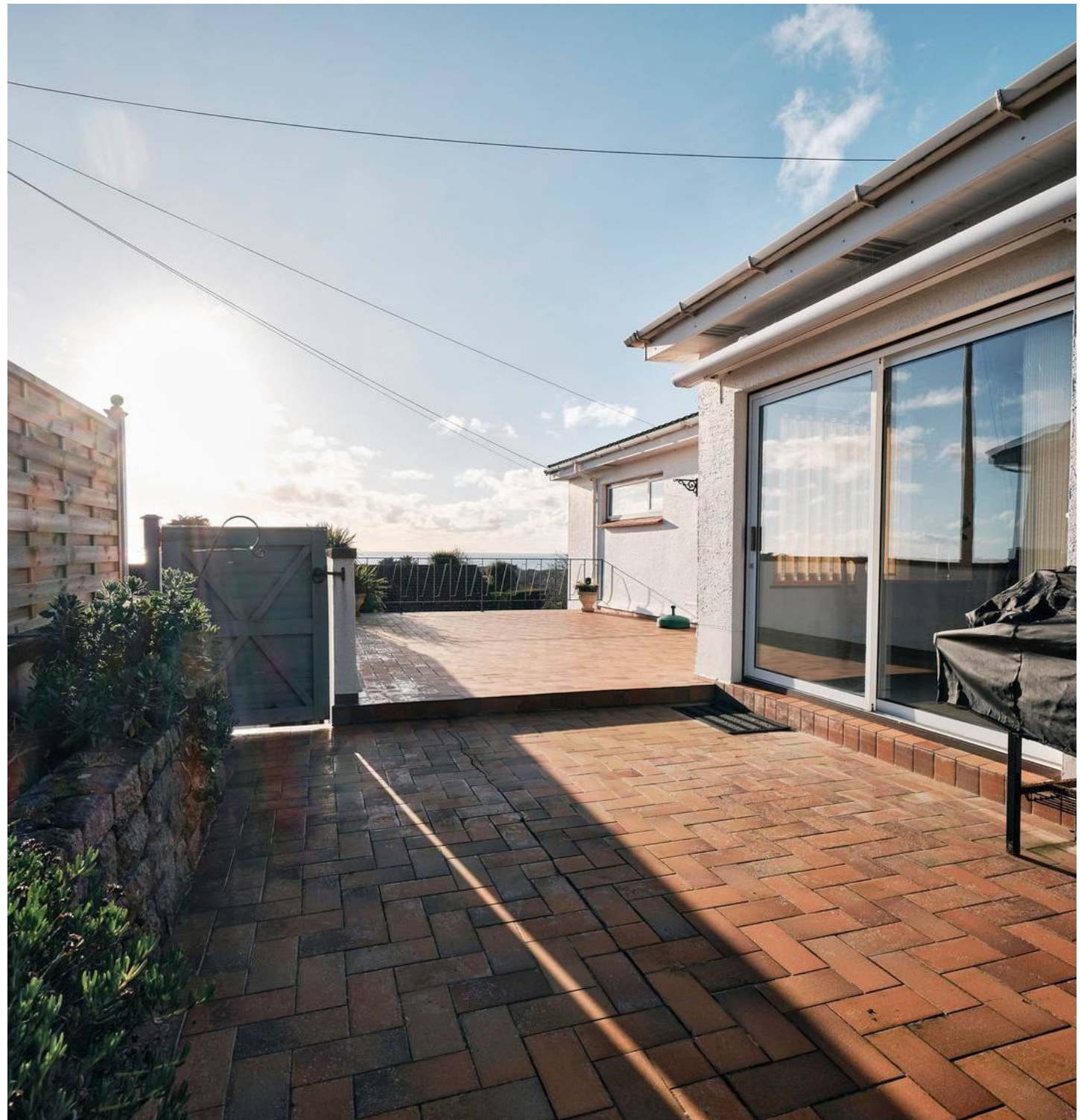


Vers L'Ouest 7 La Rue Galichie

St. Ouen, Jersey

Located in the heart of St Ouen's Bay on a quiet cul de sac this 3 bedroom, 2 bathroom property benefits from 4 reception rooms and has panoramic views from Corbiere to L'Etacq. The house is built in to a cotil and was designed to have maximum storage. As well as a double garage, there is a very large workshop, a garden store and also a great glass fronted garden room which could be used as a gym or hobby room.

Surrounded by pretty country walks in all directions, a short drive to St Ouen's Village provides a decent supermarket and many facilities. A really quiet location with virtually no passing traffic, this is surely worth a visit.





Living

Lounge with gas fireplace, eat in kitchen with tv room off to one side. Separate dining room. Further garden room at ground floor level suitable for use as a gym or workshop.

Sleeping

3 good size bedrooms, house bathroom and separate W.C.

Outside

Flat lawned garden to front with cotil to rear. Large terraces to first and ground floor.

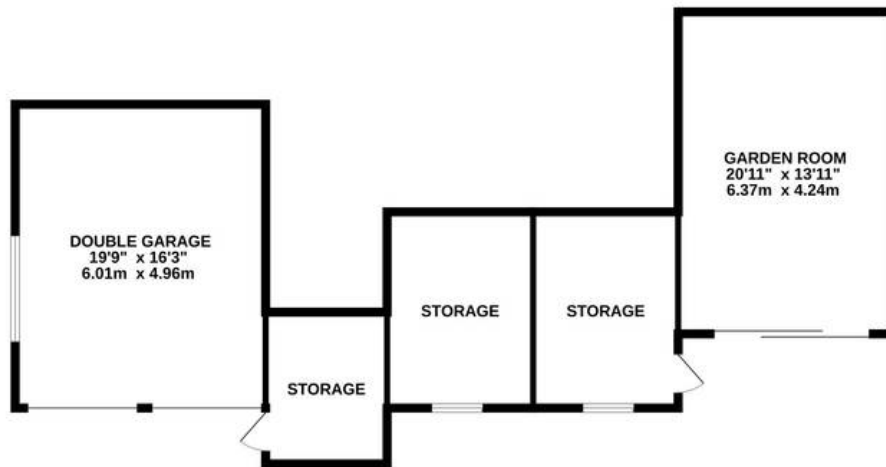
Services

Oil fired central heating, full double glazing. Borehole water with treatment system. Tuke and Bell drainage system shared with 4 other house. Maintenance approx £150 pa

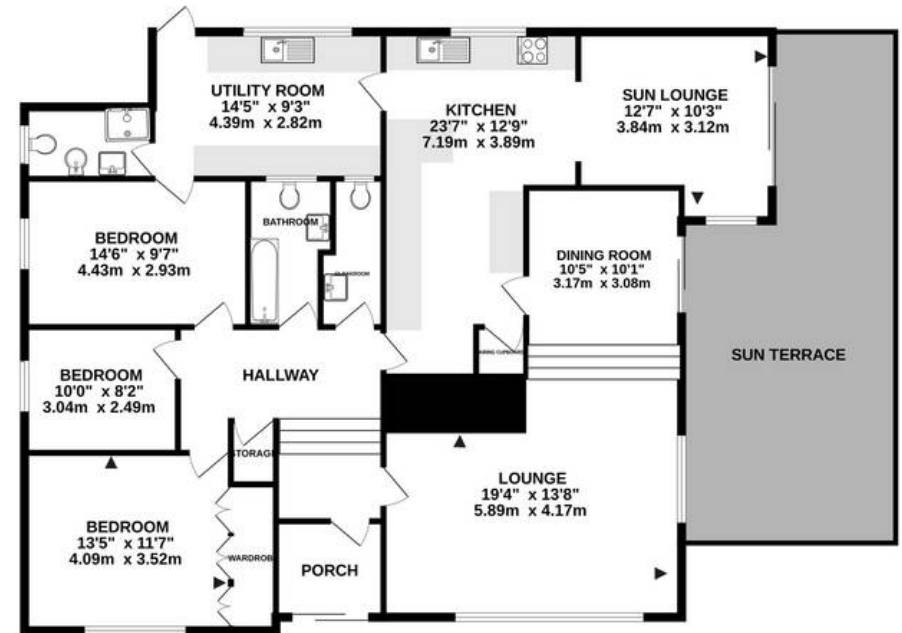




GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
1635 sq.ft. (151.9 sq.m.) approx.



TOTAL FLOOR AREA : 2565 sq.ft. (238.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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