



Wingfield Les Landes Avenue La Route Des Genets, St. Brelade

£775,000

**BROADLANDS**

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# Wingfield Les Landes Avenue La Route Des Genets

St. Brelade, Jersey

As you enter Clos des Landes from Mont Nicolle, the property makes the corner as you curl around to the left downhill.

- Two double bedroom detached house in quiet location
- Excellent St Brelade's location close to schools and shops
- Rear patio garden
- No ongoing chain
- Watch the squirrels from your window
- Storage room and workshop
- Double garage and parking for two
- Contact Nigel on 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## Wingfield Les Landes Avenue La Route Des Genets

St. Brelade, Jersey

Your own detached two bedroom treehouse on a quiet lane in St Brelade with great garage and workshop space! Tucked away on a quiet lane in St Brelade sits this detached 2 bedroom home. Upstairs to the first floor finds a large L shaped lounge/diner with doors leading out to a balcony and cosy sun room, the picture windows from the main living areas frame the green views, giving the impression you are living in a treehouse watching the bird and squirrel families which live opposite. This floor also features separate utility room, W.C and a fully fitted kitchen with access to a pretty paved garden area. On the top floor, you have two large double bedrooms with storage and a shower room. To the exterior of the property there is a large double garage with extra storage rooms and parking for two cars. Call Nigel Hurst on 07797718233.





### **Living**

Fully fitted kitchen with access to garden. L shaped lounge diner, conservatory, utility room and separate WC. Small balcony off lounge.

### **Sleeping**

Two very large double bedrooms, both with store cupboards. Central shower room.

### **Garage**

Large double with workshop to rear and further store room to side.

### **Outside**

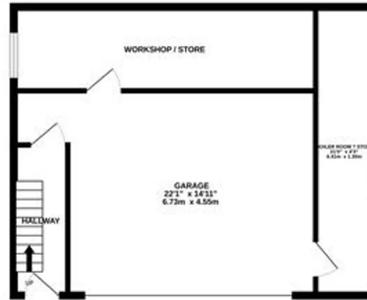
Rear patio garden

### **Services**

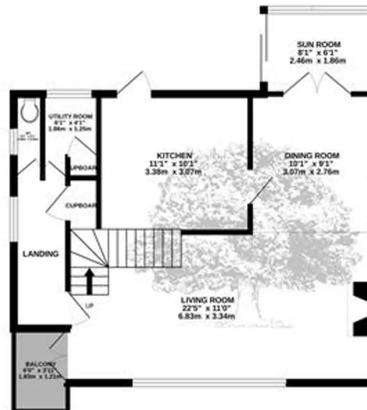
Mains water and drains. Electric heating, fully double glazed.



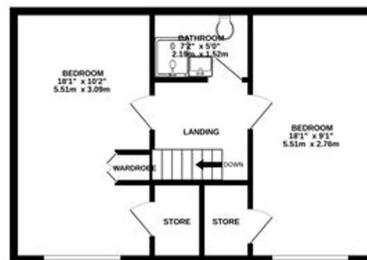
BASEMENT  
554 sq.ft. (51.5 sq.m.) approx.



GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1613 sq.ft. (149.8 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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## Broadlands

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