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HOME SINCE  
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Runnymede, Manor Park Road, La Pouquelaye, St. Helier  
£685,000

**BROADLANDS**  
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# Runnymede, Manor Park Road, La Pouquelaye

St. Helier, Jersey

- 4 bedroom 2 bathroom family home
- Single garage with 2 parking on the drive
- Great size garden
- Large utility room
- No onward chain
- Ideal location for schools and walk to work
- Full of character and charm
- Great size home 1623 sq ft
- Sole agent
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



# Runnymede, Manor Park Road, La Pouquelaye

St. Helier, Jersey

Welcome to this charming four bedroom, two bathroom family home, perfectly positioned in an ideal location for schools and within easy walking distance to work, making daily life a breeze for busy families and professionals alike. Boasting an impressive 1623 sq ft of living space, this great size home offers generous proportions throughout, including a welcoming living area, additional reception flowing into your dining room, a spacious kitchen that's perfect for family meals, and a large utility room that adds practicality and convenience to your daily routine. The property is arranged over two floors, providing a versatile layout that can easily adapt to your lifestyle, whether you need extra space for a growing family or a comfortable home office. Each bedroom is well-proportioned, with ample storage and natural light, with two bathrooms ideal for family living. The house is full of unique touches and original features, creating a warm and inviting atmosphere from the moment you step inside. There's a garage for secure storage, along with two additional parking spaces on the drive, ensuring parking is never an issue for you or your guests. Offered with no onward chain, this property is ready for you to move in and make it your own without delay. As the sole agent, we are delighted to present this great opportunity to secure a wonderful family home in such a sought-after area.





### Living

Lounge - A welcoming space featuring a fully functional fireplace, perfect for cozy evenings. Second Reception Room - Enhanced with a charming wood burner, offering warmth and character. Dining Room - Bright and airy, with patio doors opening directly onto the garden for seamless indoor-outdoor living. Galley Kitchen - Long and practical, designed for efficiency and everyday convenience. Utility Room - Generously sized, with direct access to the garage for added practicality and to the garden. Downstairs Shower Room - Complete with a three-piece suite, ideal for guests or busy family life

### Services

All main services. Double glazing. Oil fired central heating.

### Sleeping

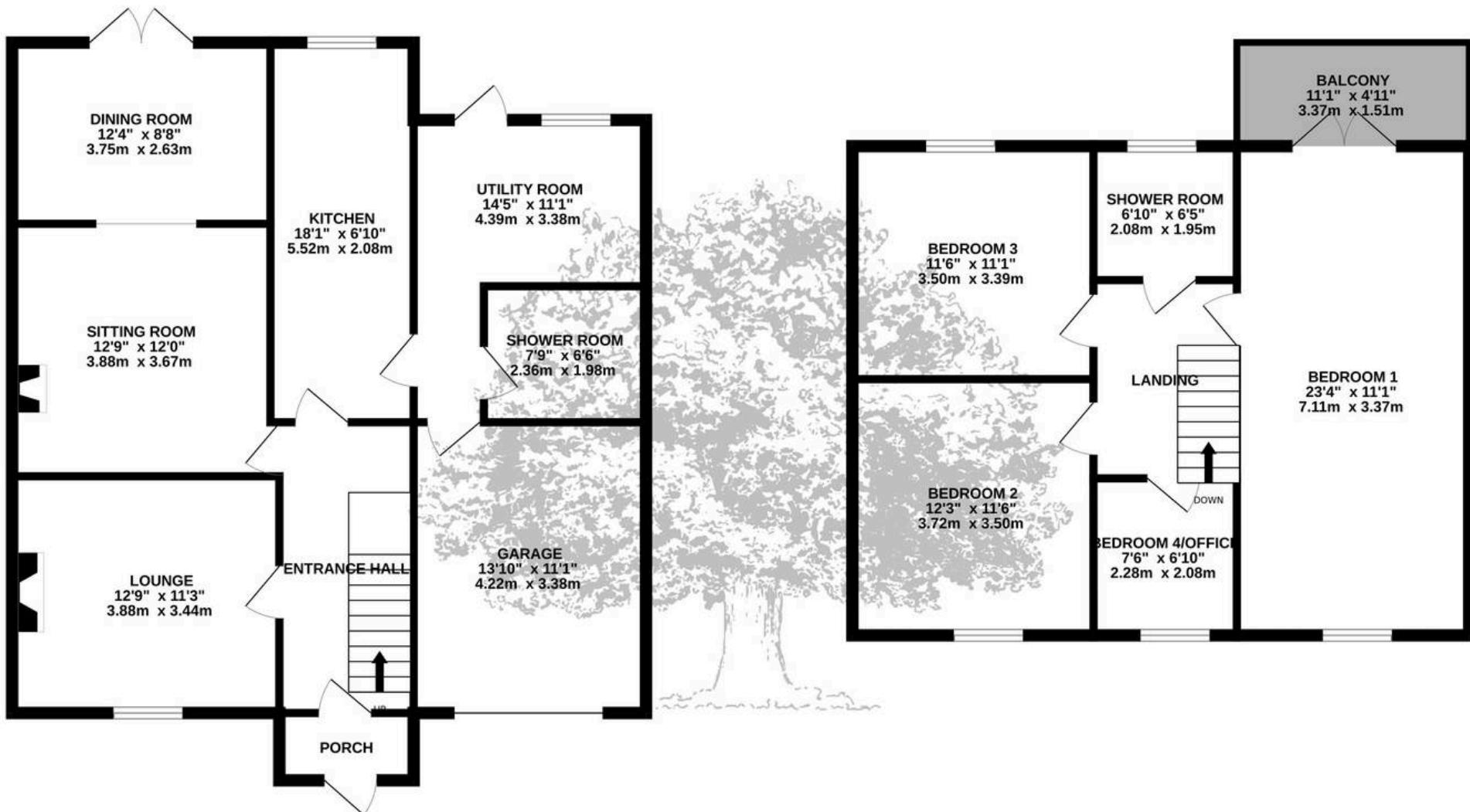
Four Bedrooms - Three spacious doubles and one single, offering flexibility for family living or home office use. Main Bedroom - Exceptionally large, with patio doors opening onto a private balcony, creating a light-filled retreat. House Bathroom - Modern and stylish, featuring a walk-in shower for convenience. Additional Option - Second shower room is located on the ground floor, enhancing practicality for larger households.





GROUND FLOOR  
938 sq.ft. (87.1 sq.m.) approx.

1ST FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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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