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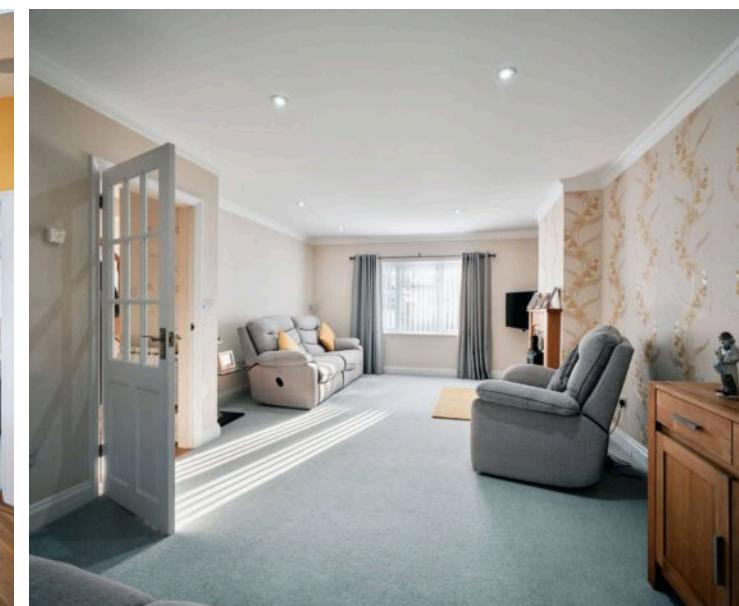
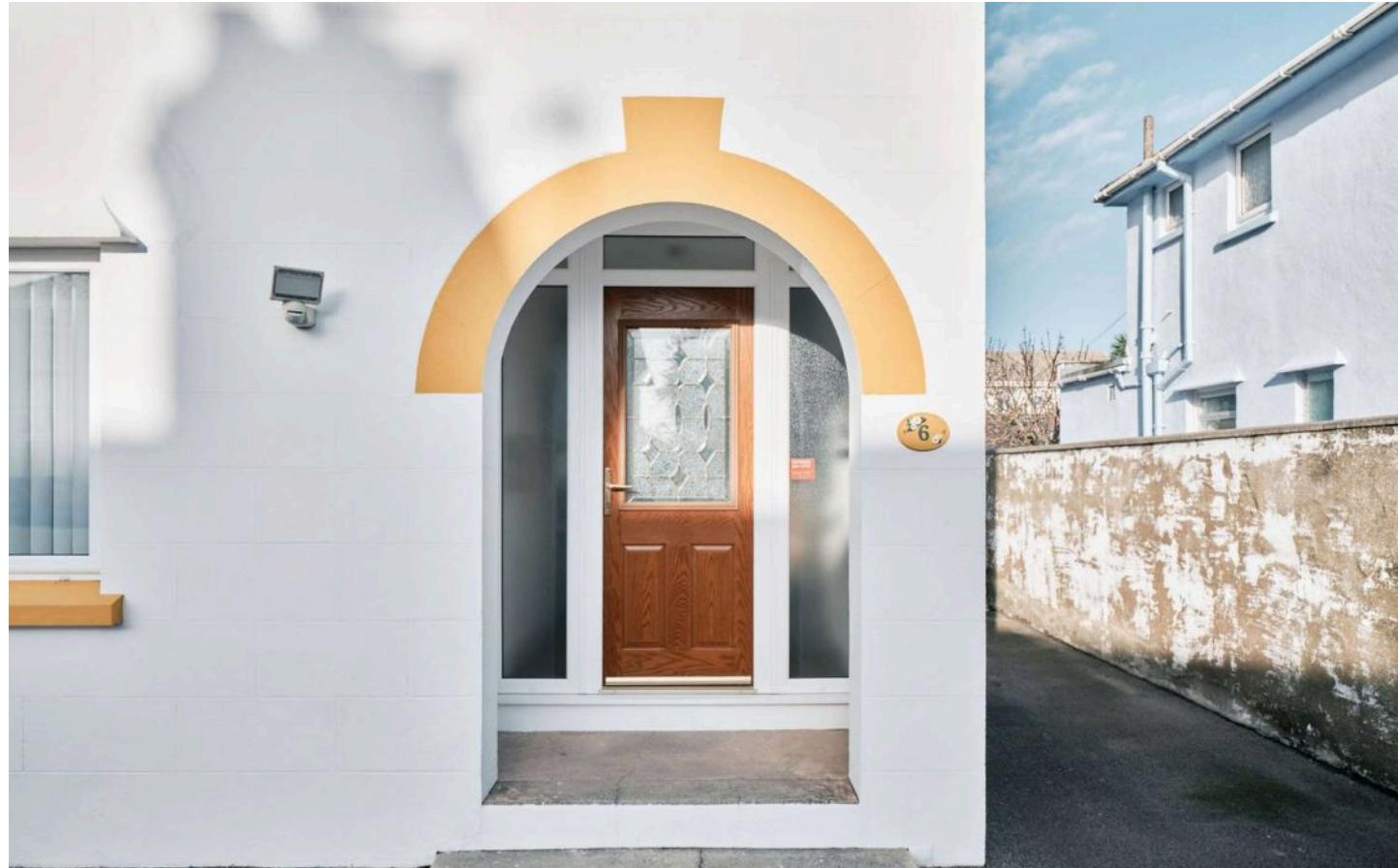
6 Blenheim Avenue Aubin Lane, St. Saviour  
£795,000

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## 6 Blenheim Avenue Aubin Lane

St. Saviour, Jersey

- Well-presented family home offering flexible and comfortable living accommodation
- Located in a popular residential area, convenient for local schools and everyday amenities
- Impressive open-plan kitchen/diner forming the heart of the home
- Extended ground floor providing excellent space for family life and entertaining
- Two double bedrooms and a single bedroom offering versatile family accommodation
- Front and rear gardens providing privacy and safe outdoor space
- Off-street parking for added convenience and security
- Contact Angela on [angela@broadlandsjersey.com](mailto:angela@broadlandsjersey.com) or 07829 900010
- Sole agent



# 6 Blenheim Avenue Aubin Lane

St. Saviour, Jersey

**6 Blenheim Avenue** is a beautifully maintained and much-loved family home that has been thoughtfully enhanced to create a residence blending original character with modern comfort, craftsmanship and flexibility.

The most striking improvement is the **substantial rear extension**, which has transformed the ground floor into an exceptional space for both everyday living and entertaining. A generous lounge provides the perfect setting for family gatherings, centred around a **7kW wood-burning stove**, creating warmth and atmosphere during the cooler months. From here, the home flows seamlessly into a stunning **glass-roof garden room**, bathing the space in natural light and offering a wonderful connection to the outdoors. This, in turn, links effortlessly to the **open-plan kitchen/diner**, complete with a central island and integrated appliances, forming a true heart-of-the-home ideal for modern family life.

Upstairs, the first floor offers a **principal bedroom**, two further double bedrooms and a single bedroom currently arranged as a grandchildren's room, which would equally suit use as a **home office or study**.

Externally, the property enjoys **fully enclosed front and rear gardens**, thoughtfully designed to provide a high level of privacy. Remote-controlled lighting, including subtle spotlights, creates an attractive evening ambiance. A **gated driveway** offers secure off-street parking, while a separate garden shed discreetly houses the boiler and laundry facilities, keeping practical elements out of the main living spaces.





### Living space

The living space has been thoughtfully extended to create a light-filled, open and versatile environment that flows seamlessly from lounge to garden room and kitchen, perfect for modern family living and entertaining."

### Sleeping

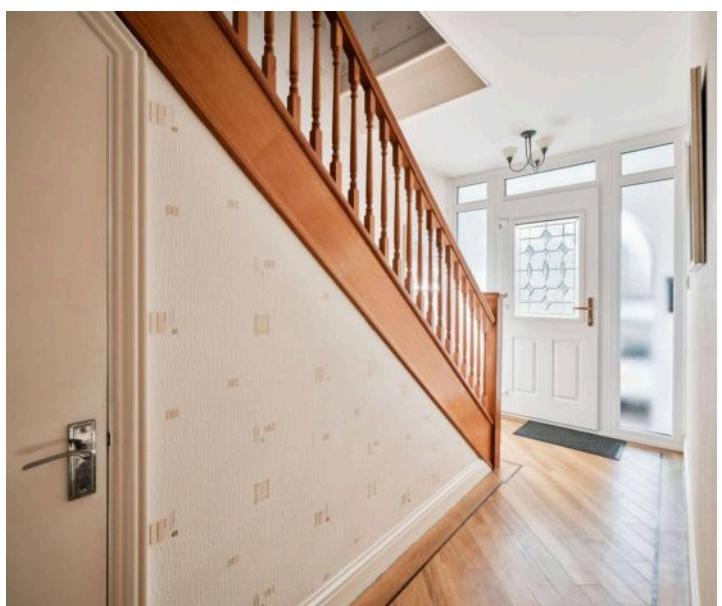
Bedroom accommodation comprises two well-proportioned double bedrooms and a single room, perfect as a child's bedroom or study.

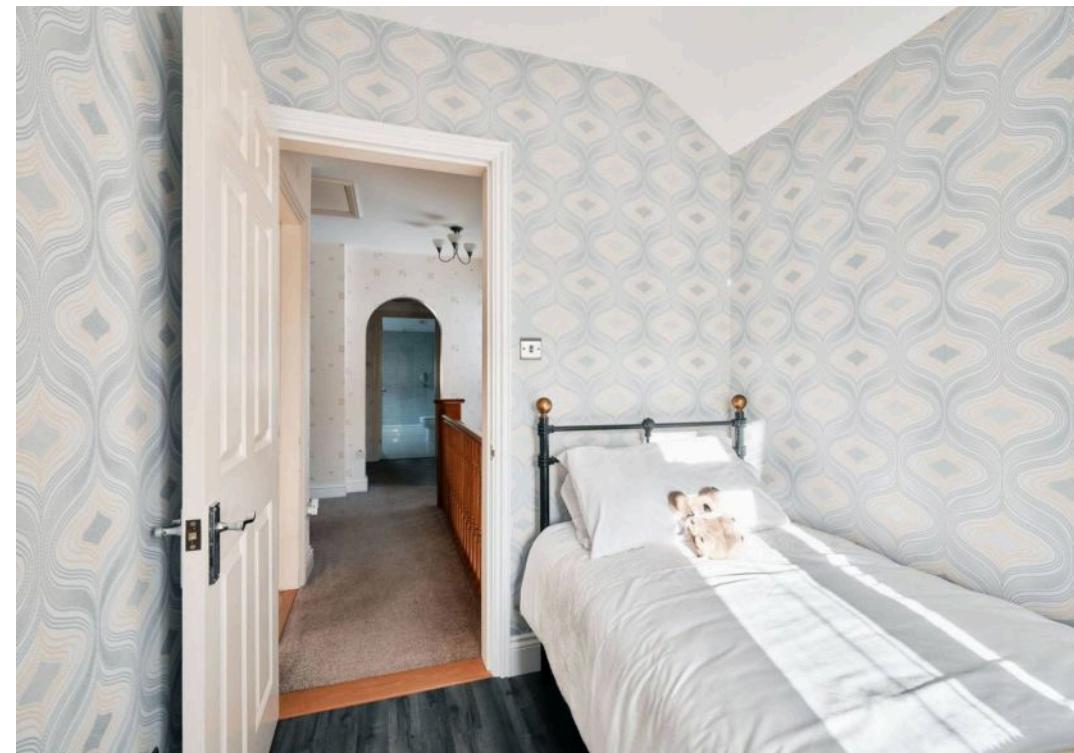
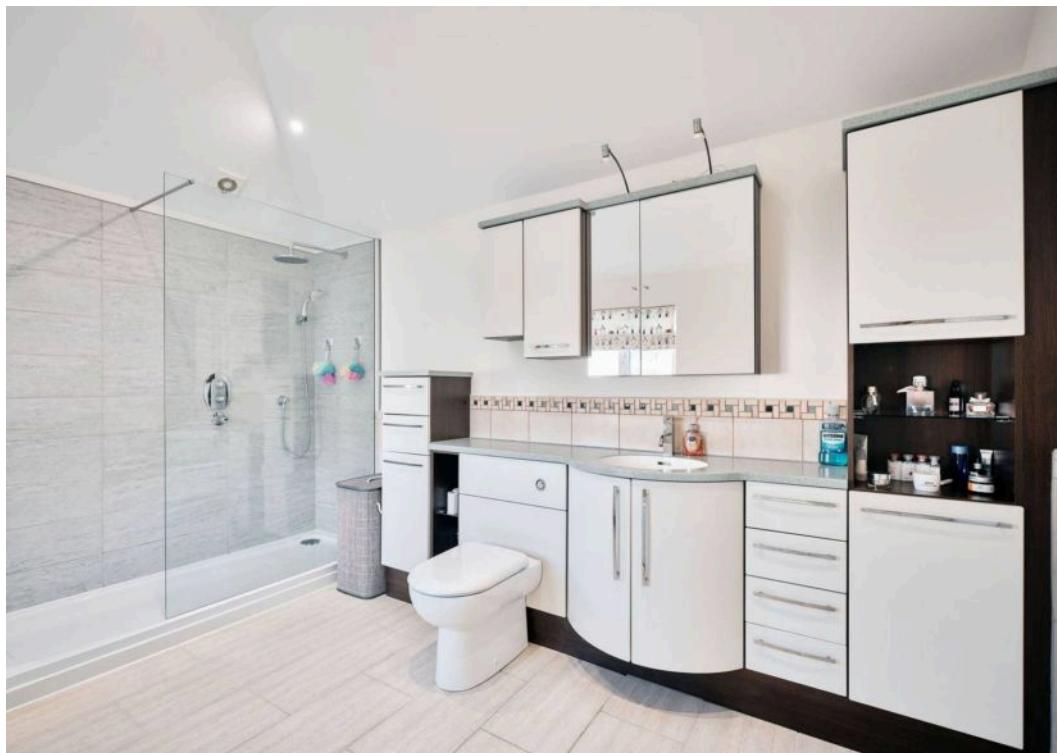
### Services

Oil-fired wet underfloor heating throughout the ground floor, with boiler housed in garden shed - Mains water and drains.

### Parking

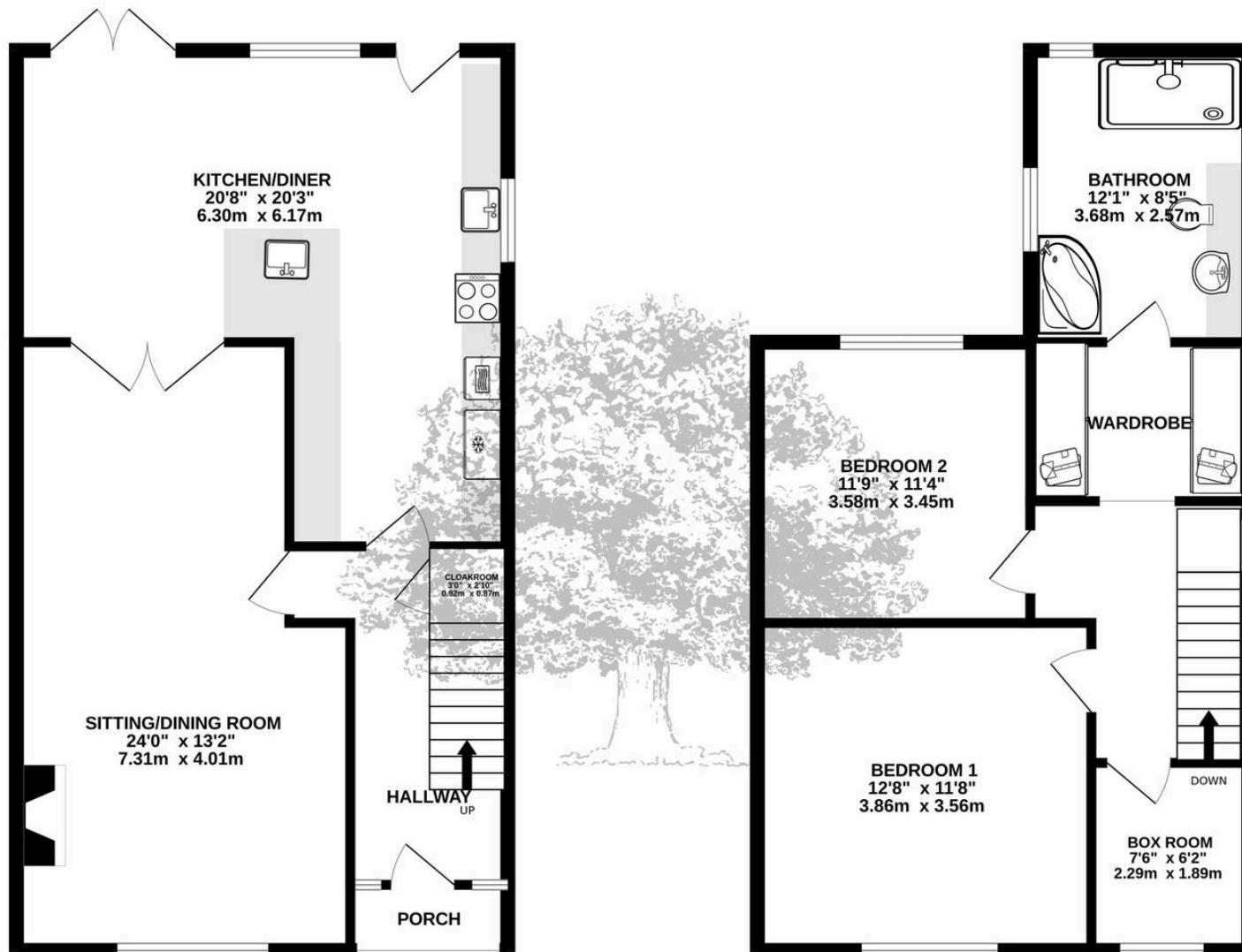
Parking for 2 vehicles on the drive.





GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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