



42, Clubley Estate St. Johns Road, St Helier, Jersey, JE2 3LF
£665,000

St. Johns Road, St Helier, JE2 3LF

*** OPEN VIEWING THIS SATURDAY 31st MAY 10 - 10.45 ***

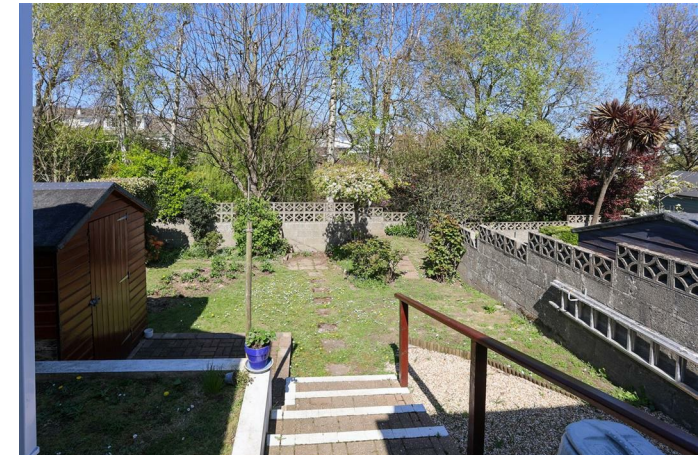
Conveniently located on a quiet residential close, within walking distance of town and major schools, this 3/4 bedroom semi-detached property is a well-maintained family home with plenty of parking and a charming garden. The property features a living room and a separate dining room with a feature wood burner. This leads to a newly constructed kitchen/breakfast room with views over the garden. In addition to the internal living space, there is a garden chalet, built to a high specification with power, heating, and an en-suite shower room. Formerly used as a classroom, this would make an ideal home office or teenage/guest bedroom. The exterior garden backs onto mature trees and comprises a lawn, terrace, and fruit and vegetable patch over two levels. At the front is a paved driveway with parking for at least 4 cars. Internal viewing is highly recommended. No onward chain.

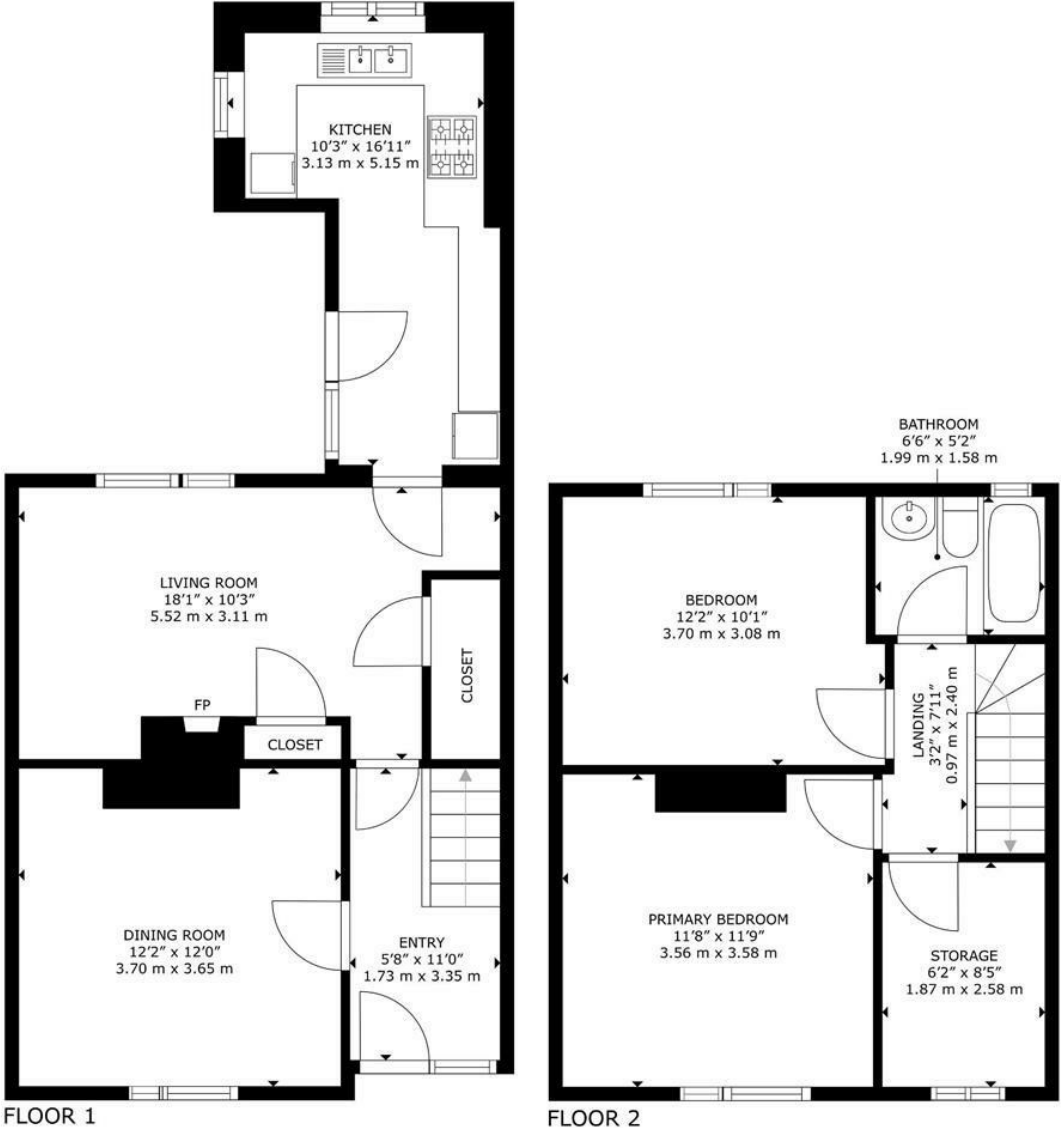
VIEWING

Please call Slomans, Sole Agents on 87 97 87. 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.

ANTI MONEY LAUNDERING REGULATION

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 current Money Laundering Legislation





GROSS INTERNAL AREA
FLOOR 1: 538 sq. ft, 50 m²; FLOOR 2: 403 sq. ft, 37 m²
TOTAL: 941 sq. ft, 87 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

