



**Hunt** | Estates

St Lawrence  
£1,800,000



## Large family/multi-generational home

Three large reception rooms including conservatory

4 large bedrooms each with en suite facilities

Large galleried hallway

Integral one bedroom apartment with private garden

Second floor studio apartment

Wooden floors

Two large double garages & parking for 8+ cars

Sun terrace and summer house

Large lawned garden with attractive borders

Over 5,600 sq ft of accommodation





Hunt Estates is pleased to offer for sale a large, well maintained family home offering over 5,600 sq ft of accommodation, which is close to the beach, regular bus route and within walking and cycling distance to St Helier.



The property was built during the 1990s on a good size plot and enjoys large, airy rooms, substantial garaging, off road parking and a wonderful, sunny rear lawned garden and sun terrace with an attractive range of shrubs in its well-maintained borders.

As you enter this spacious home, you are welcomed into a large entrance hall with gallery landing. Off the hall, there is a cloakroom and a self-contained apartment with open plan lounge kitchen and eating area, a double bedroom and separate bathroom. It has its own external access.

There is a large sitting room/dining room with working fireplace and doors to the sun terrace and garden; doors lead to another reception room which could be a formal dining room, play room or study if preferred.







The large kitchen/breakfast room is well equipped, there is access to the conservatory which runs the length of both the kitchen and the dining room, it is bright and spacious and has the feeling of bringing garden inside, being able to enjoy both in summertime and winter.





Self contained ground floor unit  
with own private garden.





On the first floor are four large bedroom suites and there is a spacious studio apartment on the entire second floor.

The property has been well maintained and its generous size rooms and configuration make it perfect for the growing family, multi-generation use or for regular guests/income.

This is a rare opportunity and great value.















Moments from this beach





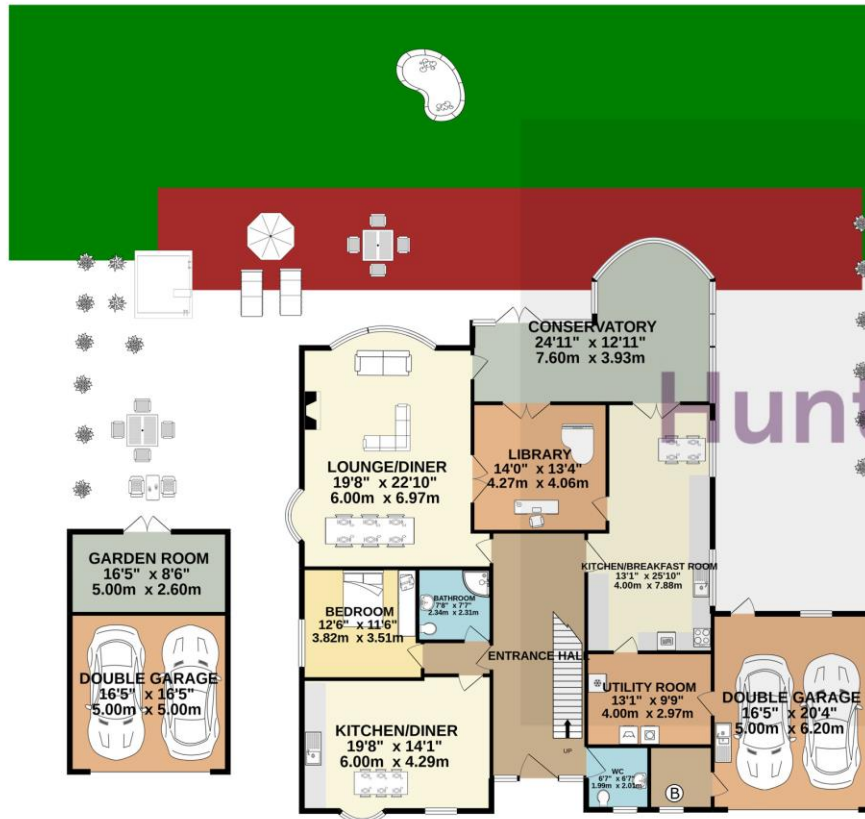
## SERVICES

Mains water, septic tank and soak away, double glazing, and OFCH

Parking: Two double garages and parking for 8+ cars

Category and Tenure: Entitled and Freehold

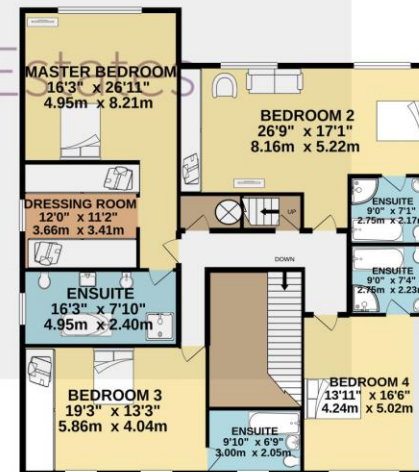
GROUND FLOOR  
2927 sq.ft. (271.9 sq.m.) approx.



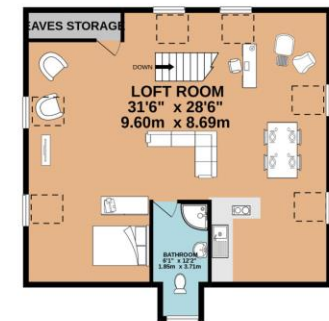
TOTAL FLOOR AREA : 5634 sq.ft. (523.4 sq.m.) approx.

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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1ST FLOOR  
1794 sq.ft. (166.6 sq.m.) approx.



2ND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



Disclaimer: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their advocate or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their advocate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. An inventory of the contents to be included in the transaction, will be compiled once the sale is agreed. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.

All viewings to be conducted through Hunt Estates. Tel: 01534 860650

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## CONTACT US

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