





### THREE BEDROOM DETACHED BUNGALOW IN ST OUEN

A detached bungalow situated in the parish of St Ouen, offering over 1,800 sq ft of living space with two reception rooms and three bedrooms.

There is a good sized eat in-kitchen, and separate dining room, which has access to the garden and is great for al-fresco dining in the summer months.

The sitting room is large (21.2 x 30.3 ft) and is extremely bright and airy with windows and doors located on both east and west sides. This room is just perfect for warm summer days with doors that open out onto the garden, and also perfect for cold winter evenings with the log burning fire.

There are three double bedrooms, two of which benefit from direct access out onto the garden, a house bathroom and separate shower room.

Off the main entrance hall is also a cloakroom and plenty of cupboard storage.

The property would benefit from some light modernisation or could be further enhanced subject to planning permission.







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The outside area is versatile offering lawned and patio areas with mature and well cared for shrubs in the borders. There is somewhere to sit outside and enjoy the sunshine all day and more than enough space for children to play and kick a ball around.

The property is approached via a gated entrance and has ample gravelled, driveway parking for 8+ cars. There is also a double garage and an outhouse for further storage.

It is located just around the corner from Les Landes racecourse and from the cliff paths at Gronez for walks with family and pets. Within a few minutes' drive you can be down at St Ouen's Bay for the beach and its many cafes and restaurants.

This property provides an opportunity to acquire a spacious home in a quiet location and is highly recommended for viewings.





## FEATURES

- Detached three-bedroom bungalow
- Two reception rooms
- Three double bedrooms
- Large, wrap around garden
- Gated entrance
- Outhouse for additional storage

## INFORMATION

- Mains water and drains
- Oil fired central heating
- Double glazed
- Double garage and ample driveway parking
- Freehold and Entitled

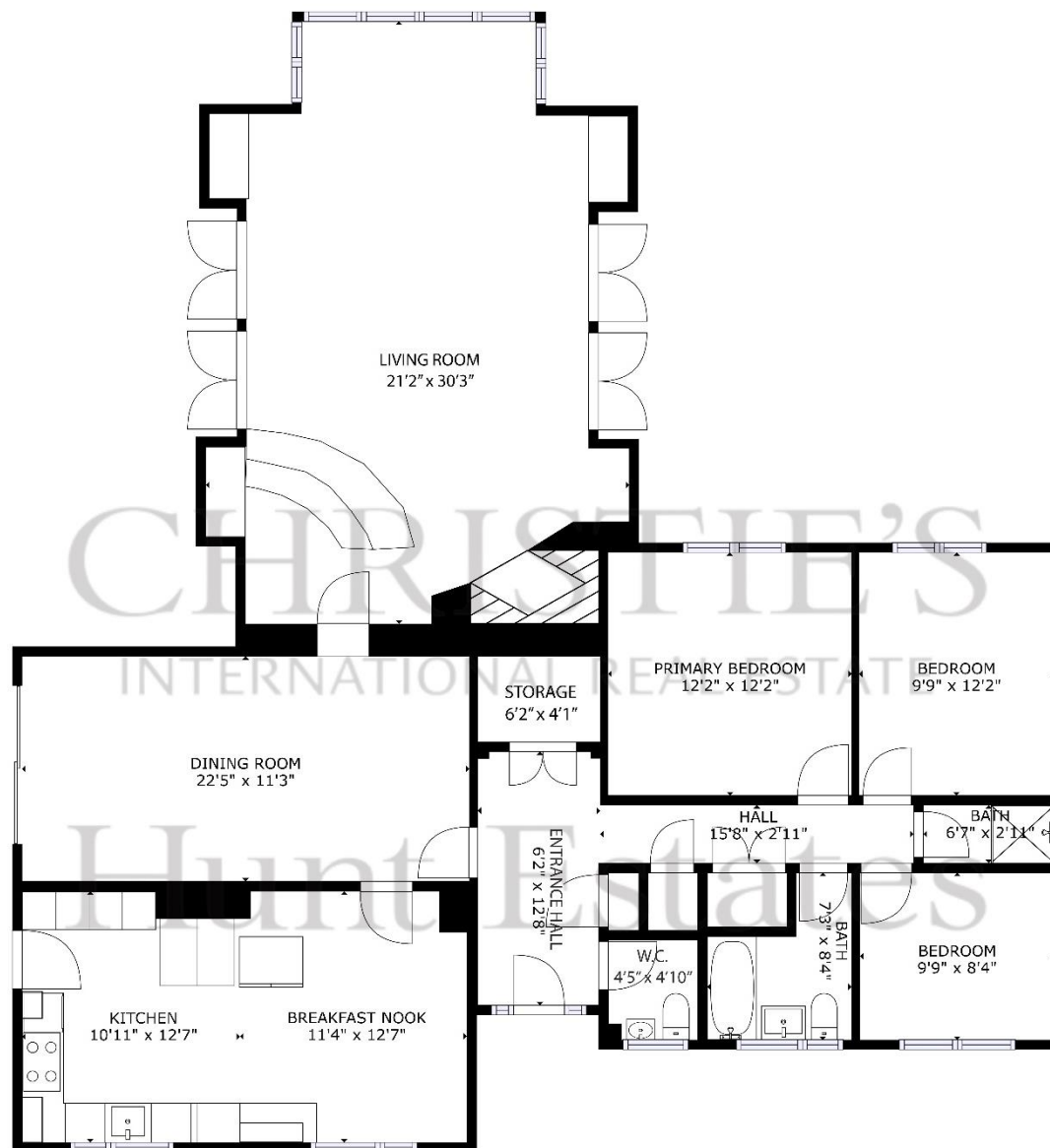


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FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 1829 sq. ft

TOTAL: 1829 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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