



Hunt Estates

Three Bedroom, Two Bathroom Semi-Detached House With Garage
St Brelade, Jersey

THREE BEDROOM, TWO BATHROOM SEMI-DETACHED HOUSE WITH GARAGE

This three-bedroom, two-bathroom semi-detached house is located in the sought-after Clos de la Gare development of just sixteen houses near La Moye. Built in 2006 by the highly regarded Houze Construction on behalf of the long-standing local developer, G R Langlois Ltd, the property sits on the western edge of the development separated from the Railway Walk by established shrubs and trees. At original build, the property had Planning Consent for a loft conversion to create a further ensuite bedroom (plans now lapsed).

The well-designed family friendly accommodation comprises entrance hall, cloakroom, eat-in kitchen, laundry and living room with glazed doors to the garden. At first floor level, there is a primary ensuite bedroom, a house bathroom and two further bedrooms.

The property is very well presented with a fully fitted kitchen and hard flooring throughout the ground floor. On the first floor, the hallway areas and primary bedroom suite have Amtico style flooring.

Externally there is a west facing low maintenance garden that leads off the living room and that has side gate access. The garden adjoins the deep buffer of shrubs and trees that line this most picturesque section of the Railway Walk. Bordering the garden there is a detached single garage with storage above and two tandem parking spaces in front of the garage, as well as shared use of a visitor space. There is a pathway leading from the entrance to the private close through to the Railway Walk.

The location lies within the catchment area for Les Quennevais School and has regular bus services (Routes 12A and 22) passing close by. Within a ten-minute drive are the stunning beaches of St Brelade's Bay, Beauport and St Ouens Bay as well as all the amenities at Quennevais and Red Houses.

Currently tenanted but available with vacant possession from the end of April 2026. No onward chain.















FEATURES

- Three bedrooms, two bathrooms
- Semi-detached
- Built in 2006
- Eat-in kitchen
- Laundry and Cloakroom
- Loft conversion potential
- Walk-in condition
- No onward chain

INFORMATION

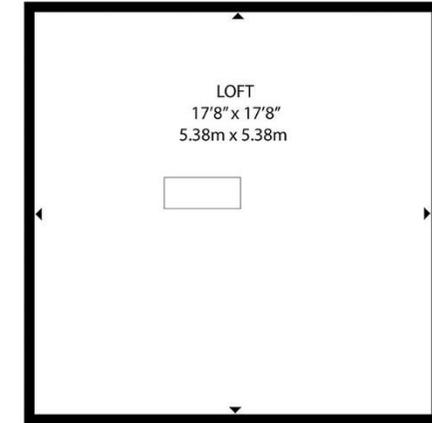
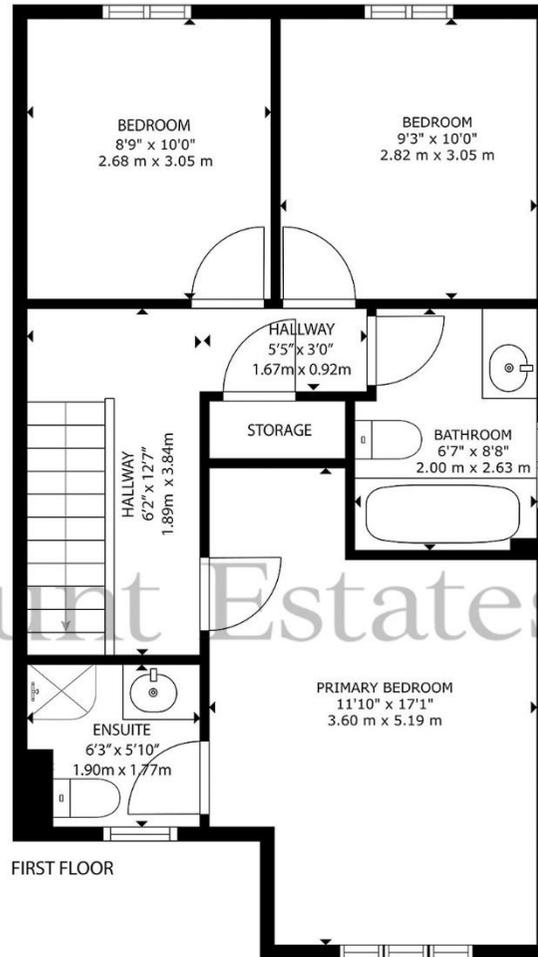
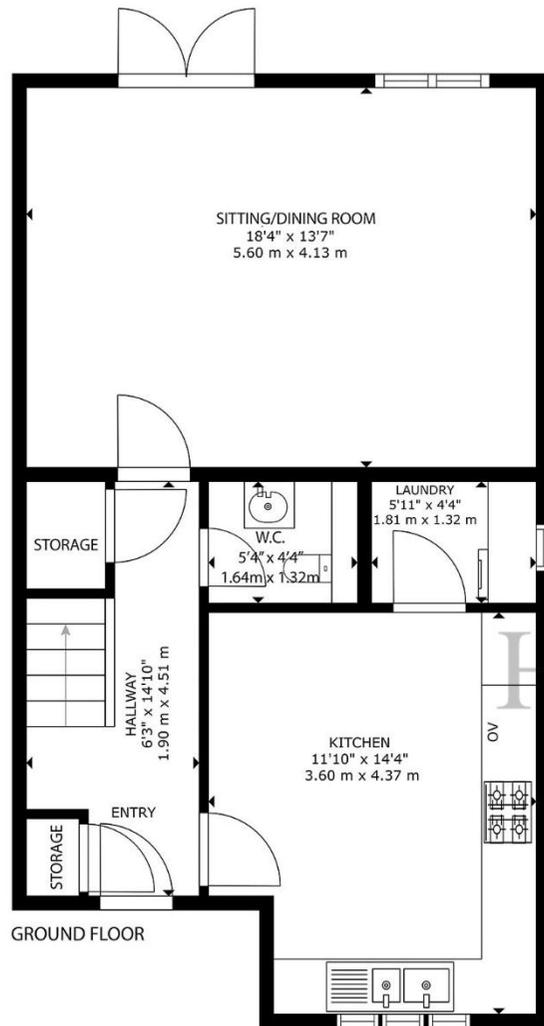
- Mains drains & water (no gas)
- Electric under floor heating
- Electrical inspection (EICR) renewed July 2025
- Double glazed throughout
- Detached single garage and two tandem parking spaces
- Service charges £35pcm includes communal area maintenance
- Parish rates for 2024 were £330.82
- Freehold and available to Entitled/ Licensed



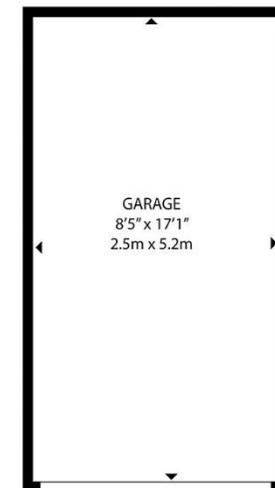
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LOFT



GROSS INTERNAL AREA
GROUND FLOOR: 570 sq. ft, 52 m2, FIRST FLOOR: 570 sq. ft, 52 m2, LOFT: 312 sq. ft, 29 m2
TOTAL: 1452 sq. ft, 134.8 m2

EXCLUDED AREAS: GARAGE: 143 sq. ft, 13.3 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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