



Hunt Estates

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

21 Le Clos De La Ville  
£765,000

This charming detached family home enjoys an ideal location on the outskirts of St Helier.

The property offers well-proportioned accommodation throughout. The ground floor features a bright and welcoming sitting room with double doors opening onto a private, fully enclosed south west facing garden which is part decked and laid to lawn.

The first floor comprises two double bedrooms, a single bedroom and a house bathroom.

Outside, the property benefits from allocated parking for 2-3 cars plus a single garage.

Located within the catchment area for D'Auvergne primary school and Haute Vallee secondary school with local amenities close at hand, this is an ideal family home for those seeking a peaceful lifestyle on the outskirts of town, while remaining within easy reach of everyday conveniences.

Early viewings are recommended.

#### INFORMATION

Mains drains and water

Electric heating

Double glazed

Single garage & parking for 2/3 cars

Parish rates for 2025 were £640

Freehold and Entitled/Licensed

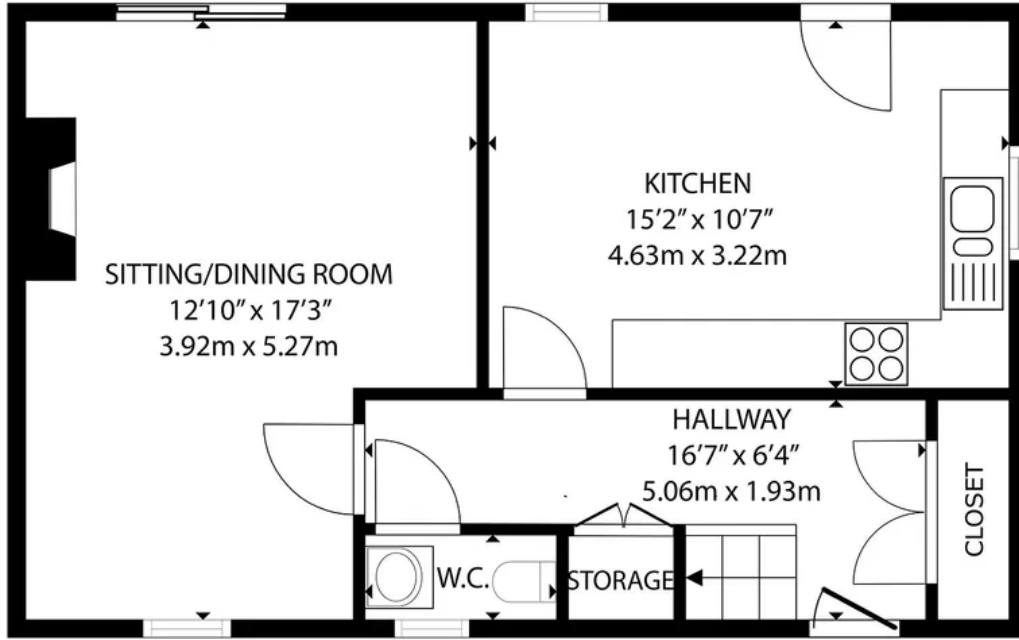




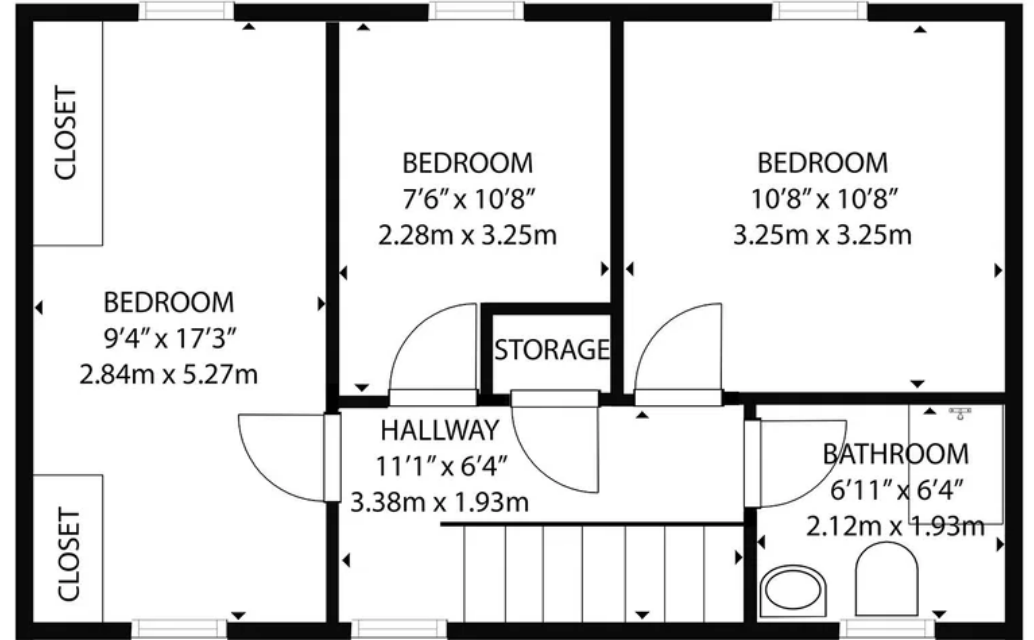








GROUND FLOOR

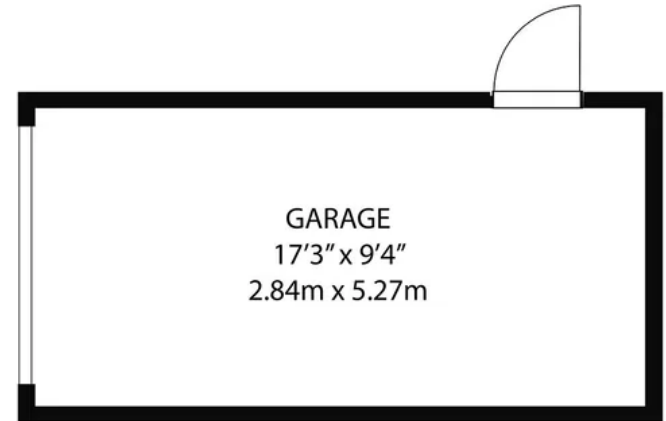


FIRST FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 487 sq. ft, 45.2 m<sup>2</sup>, FIRST FLOOR: 469 sq. ft, 43.5 m<sup>2</sup>  
 TOTAL: 956 sq. ft, 88.8 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 161 sq. ft, 14.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GARAGE  
 17'3" x 9'4"  
 2.84m x 5.27m

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