



## 8 Les Quennevais Park

St. Brelade, Jersey, JE3 8GB

Pinnacle Estates are delighted to present this three bedroom house in the popular parish of St. Brelade. The property benefits from a well-proportioned garden mostly laid to lawn, an integral garage and driveway parking for three cars.

Asking price £795,000

## 8 Les Quennevais Park

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- 3 Bedroom House
- 2 Bathrooms
- Spacious Lounge / Diner
- Separate Kitchen
- Good - Sized Garden
- Integral Garage
- Driveway Parking for 3 Cars
- Desirable St. Brelade Location

Set over 3 floors, this family home briefly comprises of a ground floor bedroom with an en-suite shower room, hallway and integral garage. The first floor consists of a good-sized lounge/diner and a separate kitchen that overlooks the garden.

The second floor offers two double bedrooms both with fitted wardrobes and a house bathroom.

Externally the garden features a patio area for al-fresco dining and lawn area ideal for pets and those who enjoy an outdoor lifestyle.

Located within Les Quennevais Park with the railway walk, sports centre, shops and the no.15 bus route all on your doorstep, this property will suit a variety of requirements. Not to mention the fantastic St. Brelade's Bay and St. Ouen's beach being a short distance away.

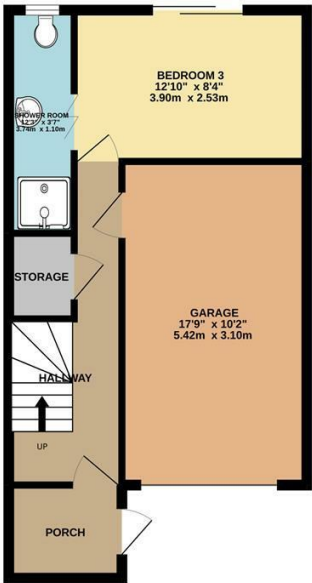




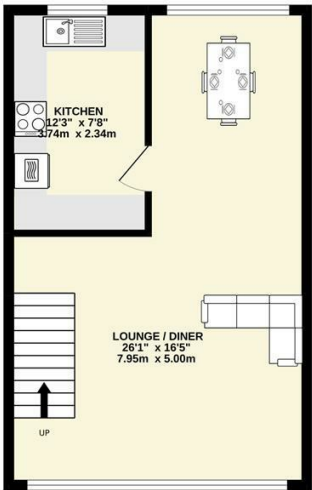


# Floor Plan

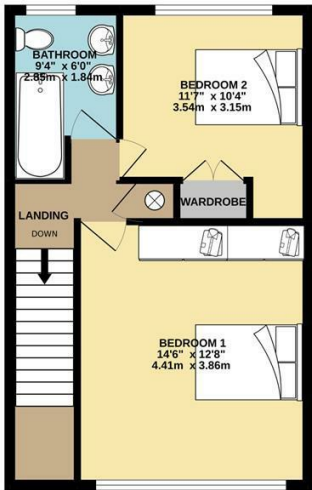
GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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Contact Deborah on: 707707 | [hello@pinnacle.je](mailto:hello@pinnacle.je) | [www.pinnacle.je](http://www.pinnacle.je)