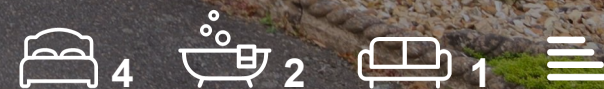




18 le Clos de Patier La Rue De Patier  
St. Saviour, Jersey, JE2 7LN

£875,000





## 18 le Clos de Patier La Rue

St. Saviour, Jersey, JE2 7LN

Welcome to this charming 4-bedroom, 2-bathroom family home located in the sought-after area of Le Clos de Patier, St Saviour. This delightful property is ideally situated close to major schools, making it a perfect choice for families with children.

As you step inside, you'll be greeted by a spacious interior that offers ample room for comfortable living with the master bedroom having its own private balcony. The lovely enclosed rear garden bordered with mature trees and shrubs provides a peaceful retreat where you can relax and unwind. Additionally, the property boasts a generous front garden, perfect for enjoying the outdoors.

Convenience is key with this home, as it is within walking distance to the town, allowing easy access to amenities and entertainment options. The garage and parking for 3 cars ensure that you'll never have to worry about finding a parking space. Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and discover the endless possibilities that this house has to offer.

**Hallway**  
12'4 x 3'6 (3.76m x 1.07m)

**Lounge**  
19'6 x 17'9 (5.94m x 5.41m)

**Kitchen/ diner**  
21'4 x 10'11 (6.50m x 3.33m)







Utility room  
6'8" x 5'11" (2.04 x 1.82)

Cloakroom

First floor hallway  
12'11 x 6'11 (3.94m x 2.11m)

Master bedroom  
17'2 x 9'2 (5.23m x 2.79m)



En-suite  
9'2 x 6'6 (2.79m x 1.98m)

Balcony

Bedroom 2  
9'6 x 6'11 (2.90m x 2.11m)

House bathroom  
7'4 x 6'11 (2.24m x 2.11m)

Bedroom 3  
12'7 x 9'11 (3.84m x 3.02m)

Bedroom 4  
15'3 x 9'11 (4.65m x 3.02m)

Rear garden

Front garden

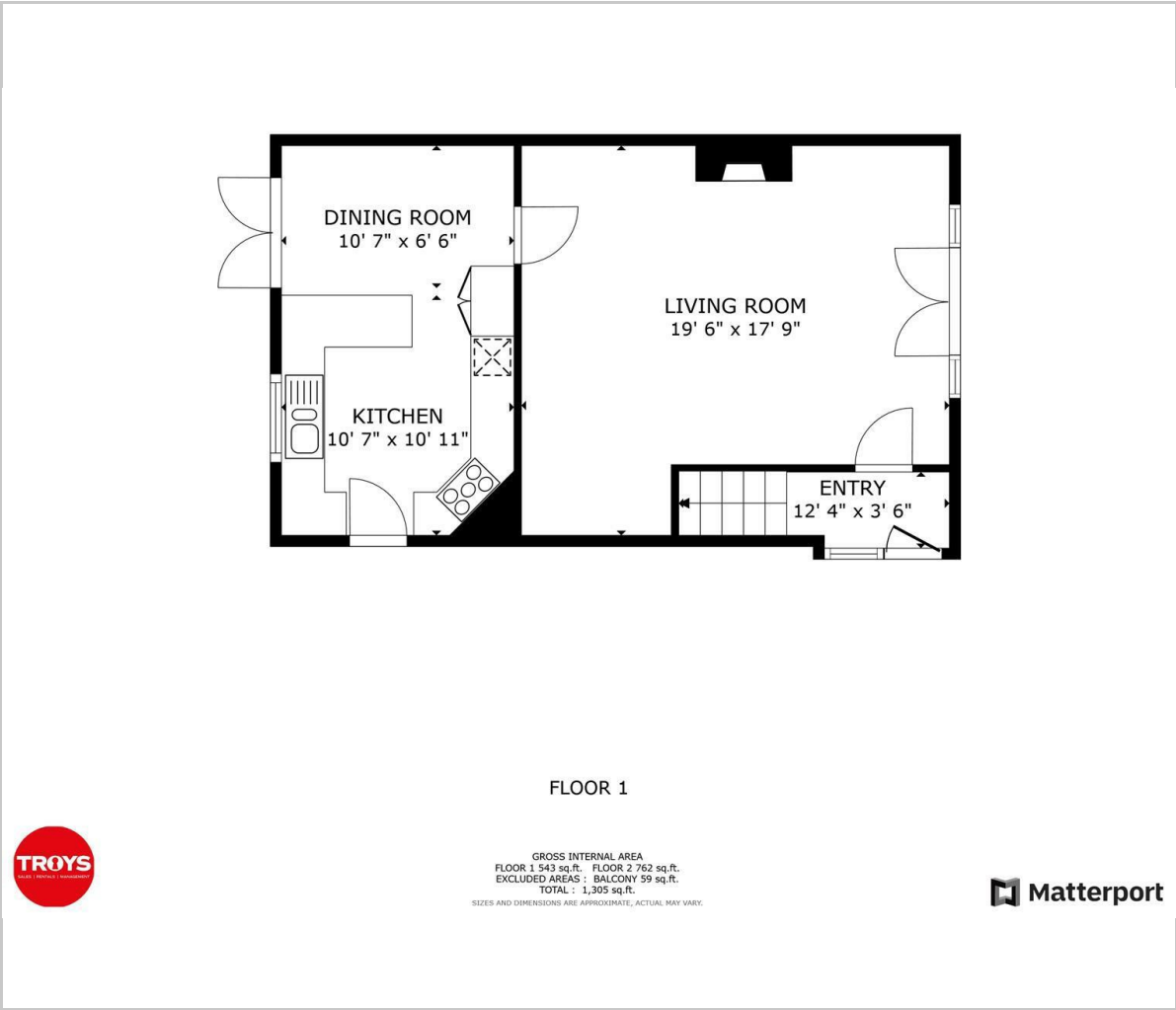
Garage

Parking

Services



Floor Plan



Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

