



2 Le Garel

Hansford Lane



## 2 Le Garel, Hansford Lane, St Helier, JE2 3JL

Fantastic spacious family home. Excellent, convenient location, ideally positioned tucked away on a small close on Handsford Lane, a stone's throw from St Andrew's Park and only a short stroll to the beach.

Split over three floors the property comprises of kitchen, spacious living room leading through to the conservatory on the ground floor, 2 double bedrooms and a bathroom on the first floor and a master bedroom with en-suite on the top floor.

To the rear is an enclosed, low maintenance garden with artificial lawn. The property also benefits from 3 parking spaces.



3



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Parish: St Helier

Qualification: Qualified

Tenure: Freehold

Price £849,500



- Fantastic spacious family home
- 3 Double bedrooms, 2 bathrooms
- 2 Receptions
- Enclosed rear garden
- Close to local amenities, park and the beach
- Parking 3 cars









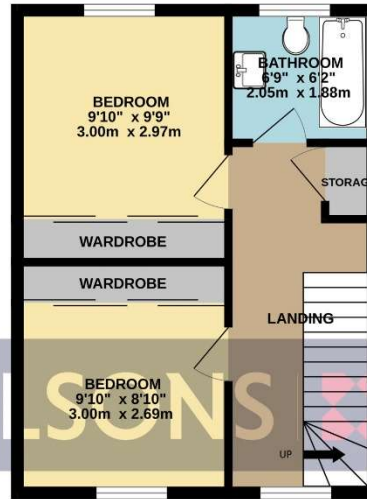




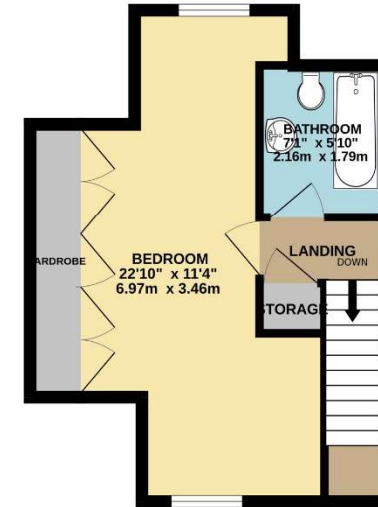
GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Mains drains

Mains water

Gas central heating

+441534 877977

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