



# 1 Laurel Villas, St. Lawrence

St. Lawrence

# £849,000

Not only is this a great property already there is also potential to create a self catering apartment above the garage which would then make a fantastic two generation home or home with income!! (Subject to planning) Situated between St Aubins and town, this house is perfect for those looking for the easy life and beach front location. This charming home offers a lovely lounge diner which is just off from the separate modern kitchen. The ground floor also has bathroom, porch and a further storage area. Upstairs you will find the primary bedroom with stunning sea views, a further double bedroom and house bathroom. Externally there is a wonderfully maintained enclosed rear garden which provides a little oasis from everyday life. The garage not only offers parking but there is also office with...

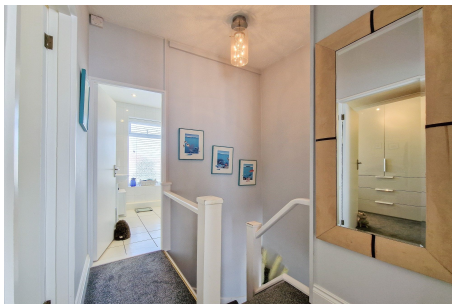
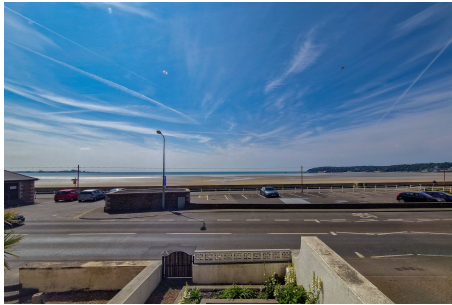
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22 Hill Street St Helier, Jersey JE2 4UA, Channel Islands



# Gallery



# Property Details

**Location:** 1 Laurel Villas, St. Lawrence

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(Subject to planning)

Situated between St Aubins and town, this house is perfect for those looking for the easy life and beach front location. This charming home offers a lovely lounge diner which is just off from the separate modern kitchen. The ground floor also has bathroom, porch and a further storage area. Upstairs you will find the primary bedroom with stunning sea views, a further double bedroom and house bathroom.

Externally there is a wonderfully maintained enclosed rear garden which provides a little oasis from everyday life.

The garage not only offers parking but there is also office with south facing terrace above the garage which would also be perfect as a teen den. There is also a garden room providing an additional social space.

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# Key Features

For Sale	Beds: 2	Baths: 2
Area: 1615 ft <sup>2</sup>	Beach front location	Office above garage
Garden Room	South facing terrace	Large enclosed rear garden
Great downsizer	Potential to create a two generation home or home with income! (STPP)	Garage and parking

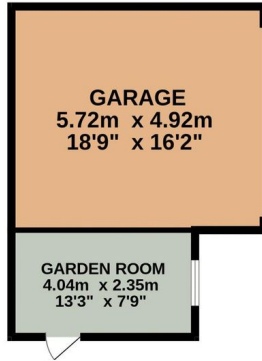
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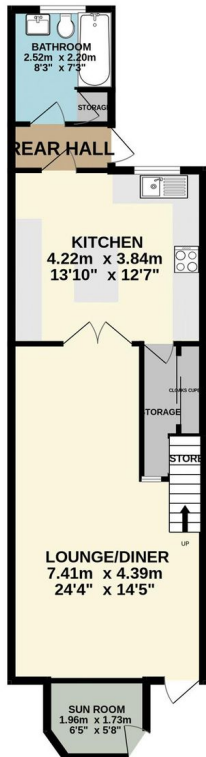
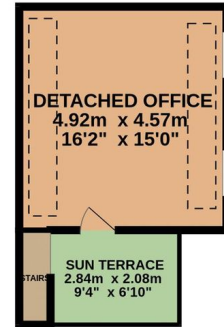
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# Floor Plans

GROUND FLOOR  
95.5 sq.m. (1028 sq.ft.) approx.



1ST FLOOR  
55.1 sq.m. (593 sq.ft.) approx.



TOTAL FLOOR AREA : 150.6 sq.m. (1621 sq.ft.) 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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