



# Treehaven

Route Des Cornus, St Martins, GY4 6UA

£797,500

LOCAL MARKET

Tree Haven is a detached, chalet bungalow situated in a prime location within the parish of St Martin, close to the many amenities of St Martin's village and on a conveniently located bus route.

The property has been modernised by the current owners throughout and offers a good size lounge/dining room with kitchen and utility, four double bedrooms, one bathroom and scope to create an ensuite. Externally, there is ample parking to the front and side of the property and access to a double garage to the rear, the lawned garden is fully enclosed with a large patio seating area. An excellent, spacious family home.

School catchment: St Martins and Beaucamps.

## Key facts



- Large detached family home
- Four double bedrooms and two bathrooms
- Generous plot with large lawned gardens and a double garage
- Substantial parking to front and side
- Close to St Martins Village and school

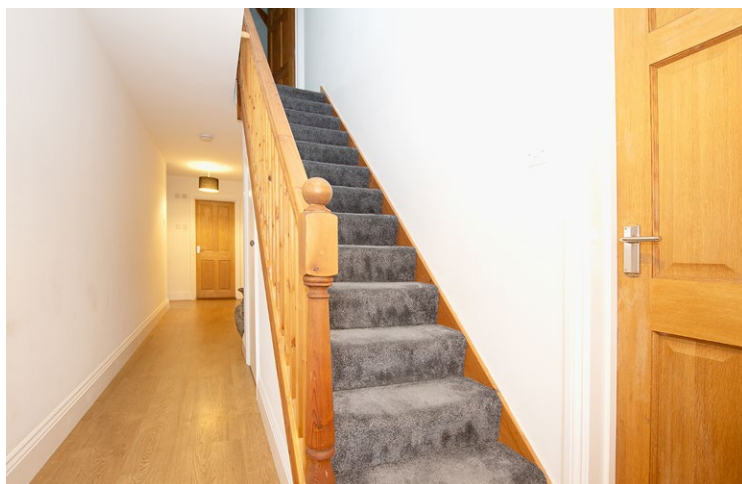
t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



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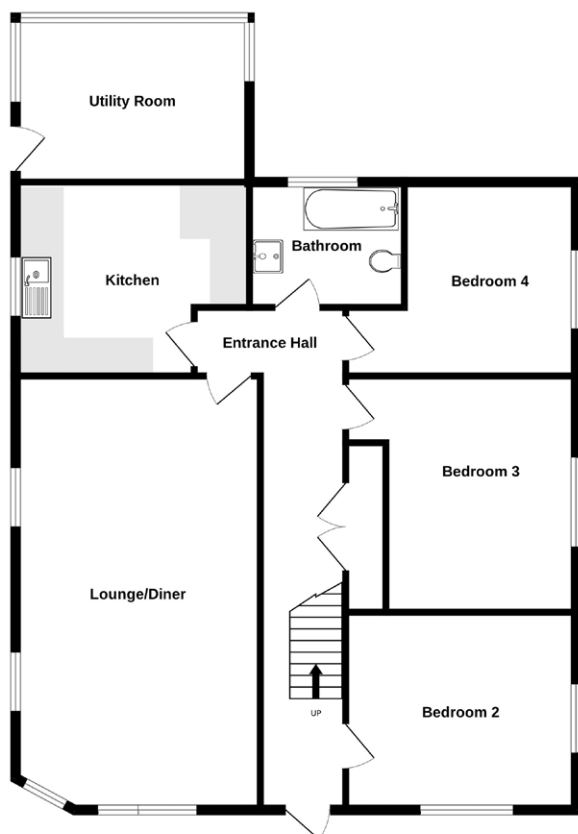




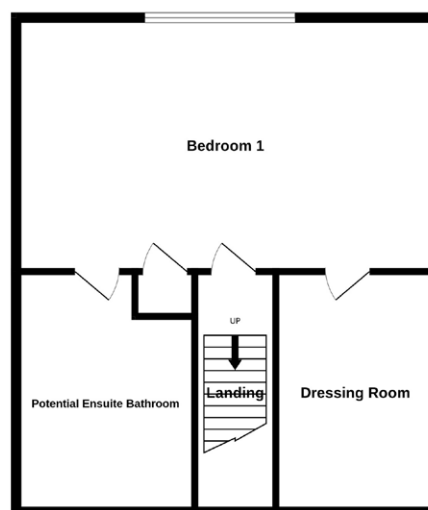


## Floorplan

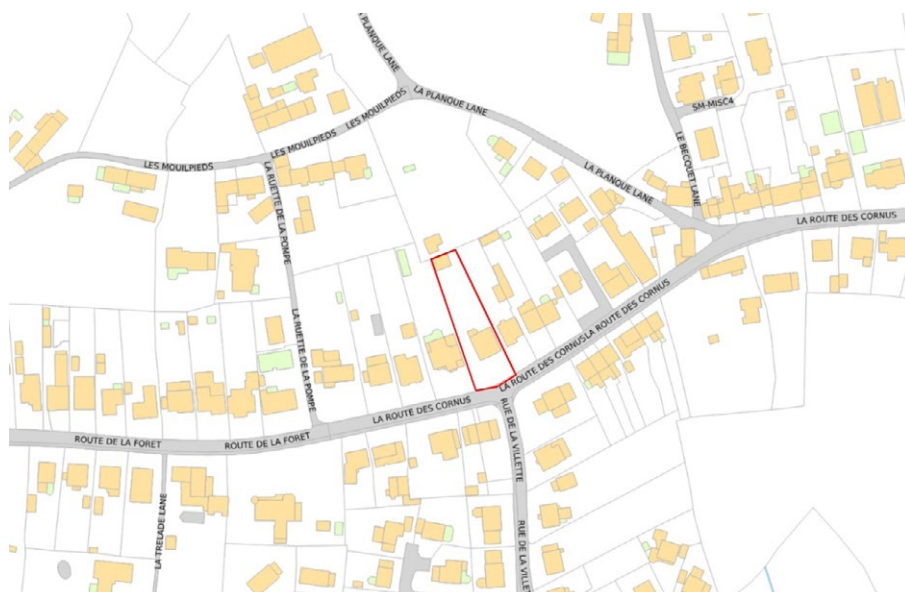
GROUND FLOOR



1ST FLOOR



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## GROUND FLOOR

## Entrance Hall

26'3 x 4'3 (8m x 1.3m)

## Bedroom 2

13' x 11'2 (4m x 3.4m)

## Bedroom 3

12'10 x 10'11 (3.9m x 3.3m)

## Bedroom 4

10'9 x 10'9 (3.3m x 3.3m)

## Bathroom

7'10 x 6'10 (2.4m x 2.1m)

## Lounge/Dining room

24'6 x 13' (7.5m x 4m)

## Kitchen

10'11 x 9'0 (3.3m x 3m)

## APPLIANCES

- Bosch stainless steel electric double oven
- Bosch stainless steel gas hob
- Bosch Stainless steel extractor fan
- Indesit dishwasher
- Indesit low height integrated fridge
- Igenix low height freezer

## Utility room

9'3 x 8'2 (2.9m x 2.5m)

## APPLIANCES

- Hotpoint washing machine
- Whirlpool tumble dryer

## FIRST FLOOR

## Landing

3'5 x 3'1 (1m x 0.9m)

## Bedroom 1

21'2 x 14'4 (6.5m x 4.4m)

## Dressing area

13'7 x 6'4 (4.2m x 1.9m)

## Potential ensuite bathroom

13'11 x 11'8 (4.3m x 3.6m)

## EXTERIOR

The property is approached off the road onto a gravelled driveway which provides ample parking to the front and side. Access down one side leads to a large enclosed lawned garden and patio area, at the bottom of the garden is a large double garage.

## Double Garage

23'9" x 18'4 (7.24m x 5.6m)

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, under floor electric heating and oil heating, uPVC double glazing.

**Finding the property:** If you are driving along Route Des Cornus, there is left hand turning about half way down to take you onto Rue de la Villette road, the property is right opposite that turning on the right hand side.

**Perry's ref:** 30 A1

**what3words:** wangled.milkmaid.goose

**TRP:** 253

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah