



# Les Pignons

Route des Farras, Forest, GY8 0DX

£750,000

LOCAL MARKET

SOLE AGENT

A super detached bungalow positioned in a convenient area in the popular parish of Forest, close to amenities and parish schools.

The accommodation offers three bedrooms, smart shower room and separate WC. Further to this, there is a well equipped kitchen/ breakfast room and the lounge/diner boasts patio doors leading out on to the south facing rear garden. Parking for 2/3 cars to the front of the property and a garage completes this family home.

This property would suit a host of buyers include those looking to move up the property ladder or downsize.

School catchment: Forest Primary School / Les Beaucamps High School

## Key facts



- Detached bungalow
- Three bedrooms
- Popular location in Forest parish
- Garage and parking
- South facing garden

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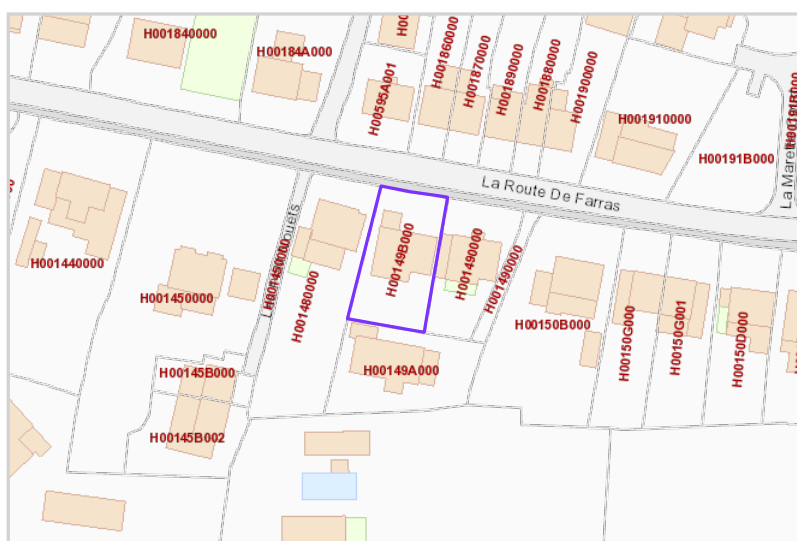
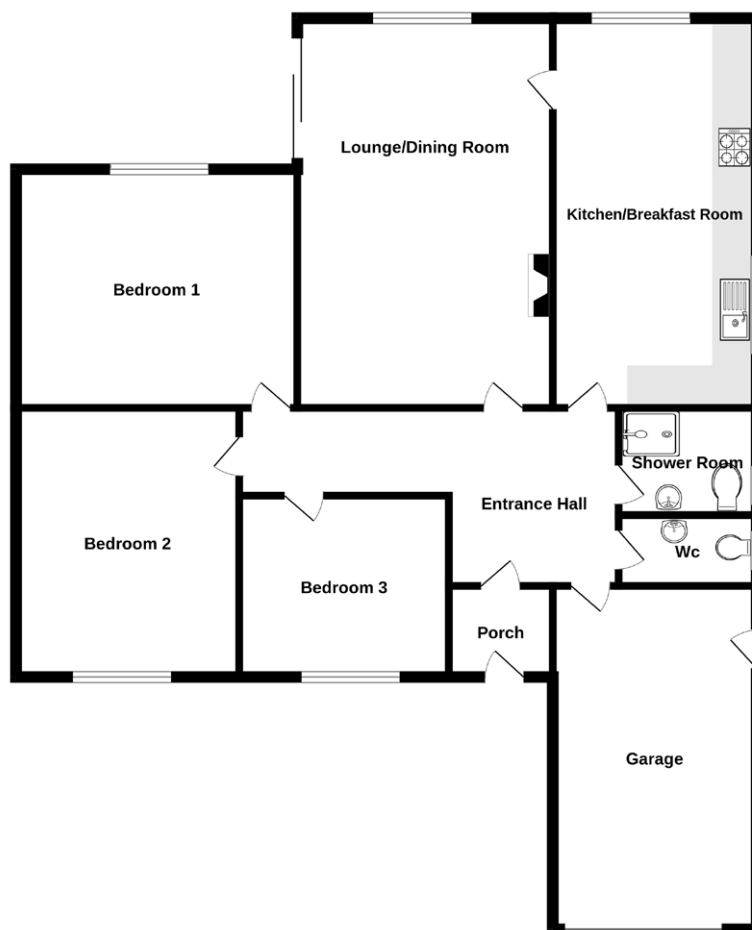






## Floorplan

GROUND FLOOR



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## Porch

5'6 x 4'5 (1.7m x 1.5m)

## Entrance hall

20'8 + 3'2 x 10'8 + 6'4 (6.3m x 1m x 3.3m + 1.9m)

## Kitchen/breakfast room

18' x 10' (5.5m x 3.2m)

### APPLIANCES

- Hotpoint electric hob
- Hotpoint double oven
- Integrate Hotpoint fridge

## Lounge/diner

20'2 x 13'2 (6.2m x 4m)

## Bedroom 1

14' x 12'3 (4.3m x 3.7m)

## Bedroom 2

11'7 x 10' (3.6m x 3.1m)

## Bedroom 3

10'3 x 8' (3.1m x 2.4m)

## Shower room

7'5 x 6'8 (2.3m x 2m)

## WC

7'4 x 3' (2.2m x 0.9m)

## EXTERIOR

## Garage

17'5 x 10' (5.3m x 3.1m)

### APPLIANCES

- Bosch washing machine

The property is approached over a gravel drive providing parking for 2/3 cars. A path leads down either side of the property leading to the south facing patio and lawned garden.

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

**Services:** Mains electricity and water, mains drainage, oil fired central heating, uPVC double glazing.

**Perry's ref:** 28 B3

**what3words:** swims.bridesmaids.opal

**TRP:** 145

### CONTACT OUR LOCAL MARKET TEAM



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