



Glenbrook

Les Effards Road, St Sampson, GY2 4YW

£765,000

LOCAL MARKET

JOINT AGENT

Built in 1895, this detached property offers an opportunity to restore and transform a charming period home set in a generous plot.

In need of renovation and modernisation throughout, the house features four bedrooms, two reception rooms, and a flexible layout with potential for reconfiguration or extension, subject to planning. The standout feature is the private rear garden a mature and peaceful space, ideal for outdoor living and gardening enthusiasts A fantastic opportunity for anyone looking to create a family home full of character.

School catchment: Hautes Capelles Primary School / St Sampson's High School

Key facts

3/4 2 2/3

- Large detached family home
- Ample parking and garage
- 4 bedrooms
- Opportunity to modernise and renovate
- Built in 1895
- Large mature garden

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GUERNSEY'S ESTATE AGENT





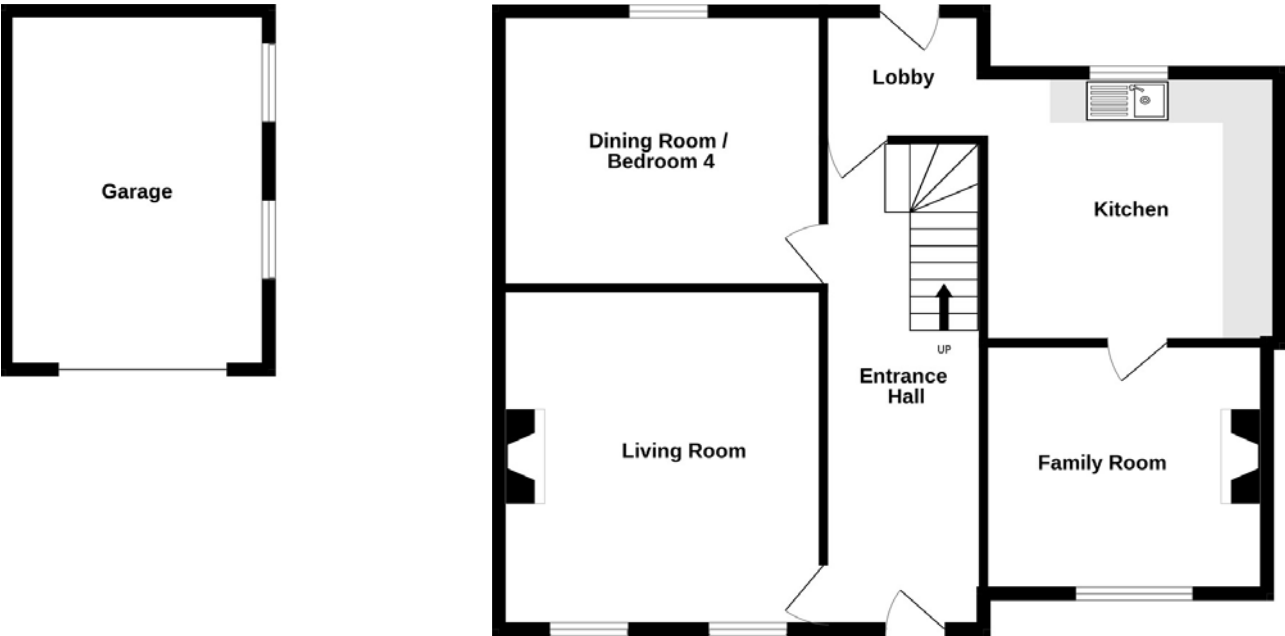




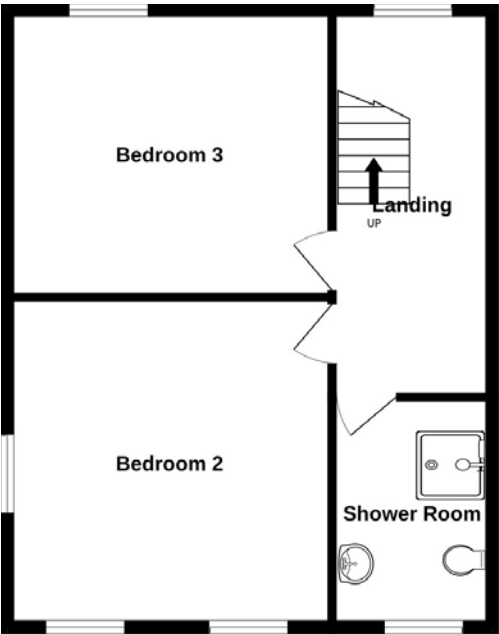


Floorplan

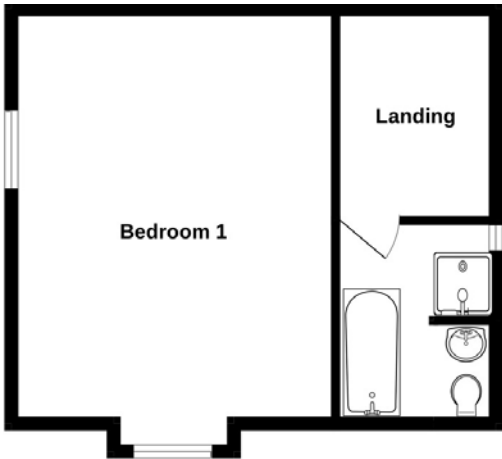
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Glenbrook | £765,000

LOCAL MARKET | JOINT AGENT

GROUND FLOOR

Entrance hall

20'8 x 6'9 (6.3m x 2m)

Living room

14'5 x 14'4 (4.4m x 4.4m)

Dining room / bedroom 4

13'8 x 11'8 (4.2m x 3.6m)

Rear lobby

6'8 x 5'5 (2m x 1.7m)

Kitchen

12'3 x 10'7 (3.7m x 3.3m)

APPLIANCES:

- Oil fired Aga
- Neff integrated dishwasher
- Neff dishwasher
- Neff 2 ring hob
- Hotpoint fridge/freezer
- Hotpoint washing machine/ dryer.

Family room

12'6 x 9'9 (3.8m x 3m)

FIRST FLOOR

Landing

16'4 x 7' (5m x 2.1m)

Shower room

9'6 x 6'8 (2.9m x 2m)

Bedroom 2

13'9 x 13'9 (4.2m x 4.2m)

Bedroom 3

13'9 x 11'8 (4.2m x 3.6m)

Second Floor

Landing

10'8 x 7'3 (3.3m x 2.2m)

Bathroom

7'3 x 6'5 (2.2m x 2m)

Bedroom 1

18'8 x 12'7 (5.7m x 3.9m)

EXTERIOR

The property is approached via a gravelled driveway, offering ample off-road parking. To the left, a tarmac drive leads to a single garage, providing additional parking and storage.

Garage

17'1 x 11'1 (5.2m x 3.4m)

A pedestrian gate opens onto a paved seating area, perfect for outdoor dining which leads to a substantial, well-maintained lawned garden. Bordered by mature shrubs and established trees, the garden offers a high degree of privacy.

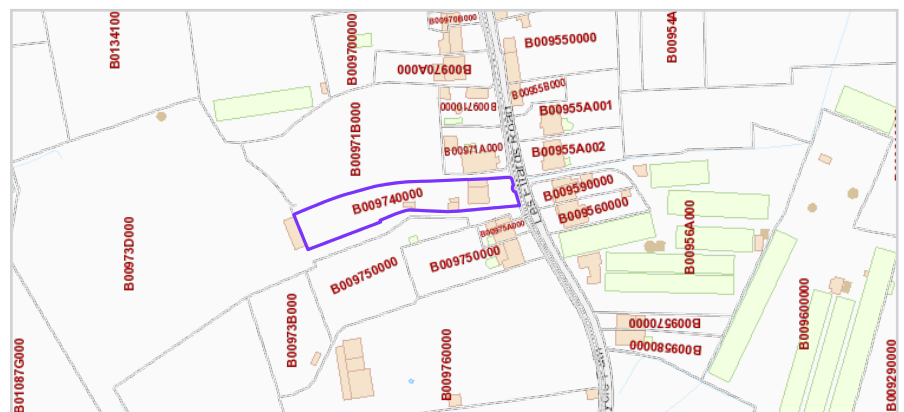
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

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

Perry's ref: 10 A3

What3words: bravest.slushy. overstating

TRP: 203 (236 total including garage and shed)



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