



# Highbury

Le Bourg, Forest, GY8 0AN

£750,000

LOCAL MARKET

SOLE AGENT

This cavity built bungalow offers three well proportioned bedrooms and a contemporary shower room, providing comfortable and convenient single level living.

The heart of the home is a spacious kitchen dining room, ideal for everyday living and entertaining, further enhanced by the practicality of a separate utility room. A generous living area completes the accommodation, offering a bright and welcoming space to relax.

Externally, the property features a low maintenance paved garden, perfect for enjoying the peaceful surroundings with minimal upkeep. Ample parking is available to the front of the property, adding to the overall convenience.

School catchment: Forest Primary School / Les Beaucamps High School

## Key facts



- Cavity built bungalow
- Three bedrooms
- Spacious living
- Low maintenance garden
- Ample parking

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GUERNSEY'S ESTATE AGENT















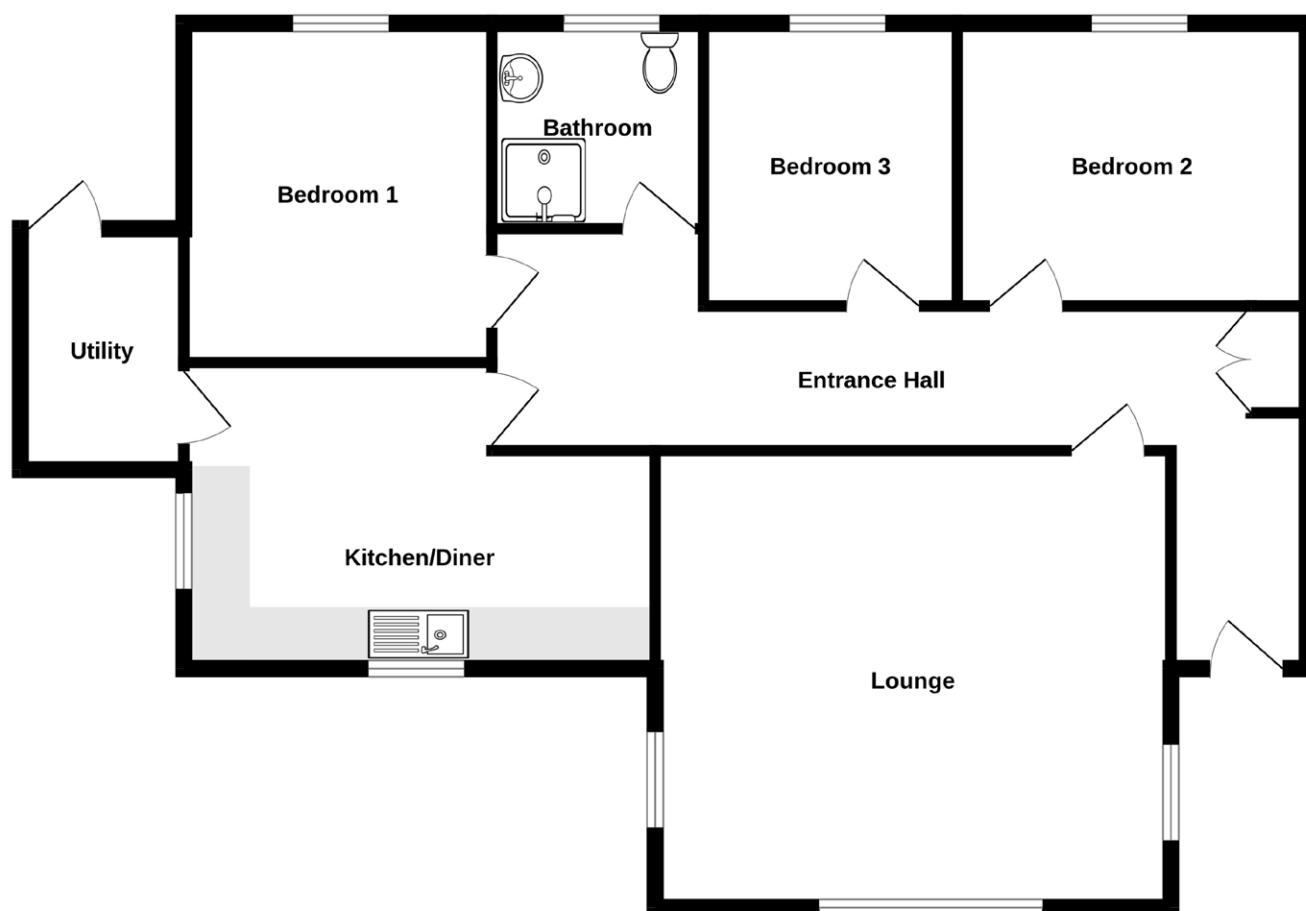






## Floorplan

### GROUND FLOOR





## GROUND FLOOR

### Entrance hall

24'5 x 12'3 narrowing to 3'9 (7.4m x 3.7m x 1.1m)

### Lounge

17'6 x 15'10 (5.3m x 4.8m)

### Kitchen/diner

16'3 x 10'7 (4.9m x 3.3m)

#### APPLIANCES

- Hotpoint double oven
- Russell Hobbs integrated microwave
- Bosch dishwasher
- Belling four ring hob
- Neff extractor fan

### Utility

9'2 x 5' (2.2m x 1.5m)

#### APPLIANCES

- Hotpoint dryer
- Hotpoint freezer

### Bedroom 1

11'8 x 10'8 (3.6m x 3.3m)

### Bathroom

7'3 x 7'1 (2.2m x 2.1m)

### Bedroom 3

9'8 x 8'10 (3m x 2.7m)

## Bedroom 2

12' x 9'9 (3.7m x 3m)

## EXTERIOR

The property is approached from the road via a gravelled driveway, providing ample parking for multiple vehicles. To one side, a wooden gate offers access to a low maintenance, enclosed south facing garden, which is thoughtfully arranged with a combination of patio and gravel

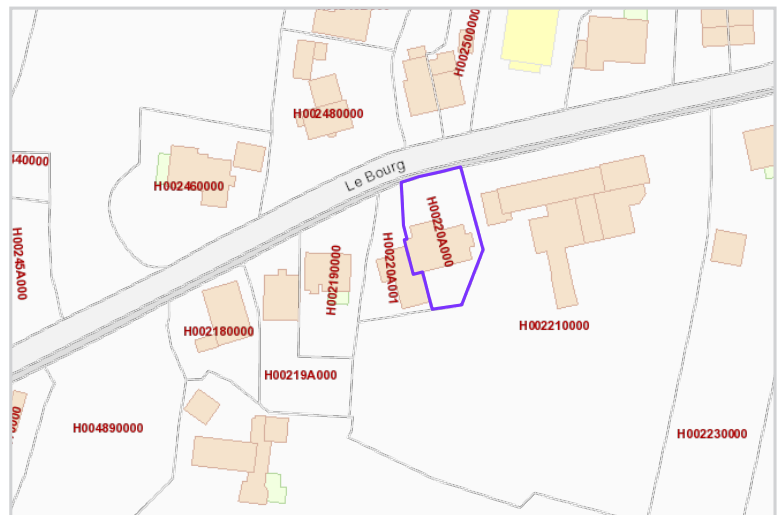
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

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

**Perry's ref:** 29 E2

**what3words:** coffees.racing.tablespoon

**TRP:** 138



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## CONTACT OUR LOCAL MARKET TEAM



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