



# Kendal

# £570,000

Les Landes Estate, Route des Landes, Vale, GY3 5JF

LOCAL MARKET

SOLE AGENT

This semi-detached home is located within a peaceful clos, just a short drive from the Bridge.

While the property would benefit from a degree of modernisation, it offers an excellent opportunity for a buyer to personalise and add value. The accommodation includes two bedrooms, a study/nursery, bathroom, kitchen, conservatory, and generous dual aspect living/dining space.

Externally, the property features a private turfed rear garden, along with an integral garage and a parking space to the front

School catchment: Vale Primary School / St Sampson's High School

## Key facts



- Garage and parking
- Quiet and desirable location
- Private rear garden
- 2 bedrooms plus study / nursery
- Large open plan living/dining room

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



 **cooper  
brouard**

GUERNSEY'S ESTATE AGENT









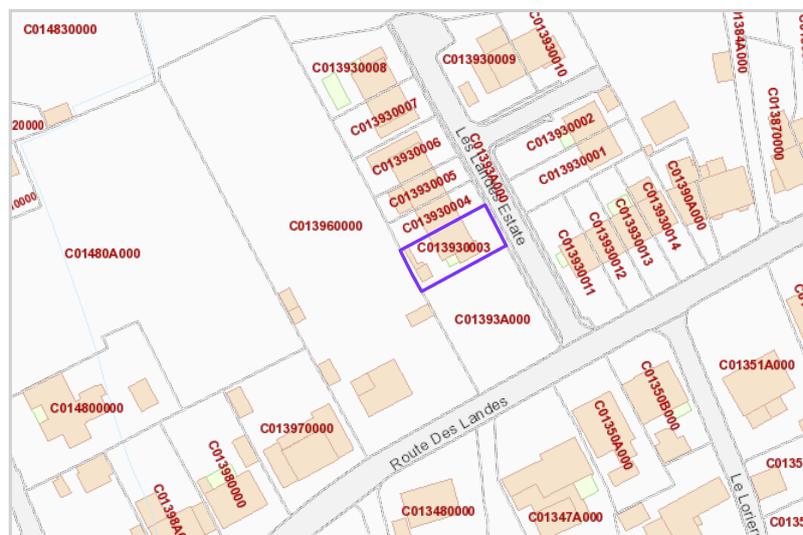
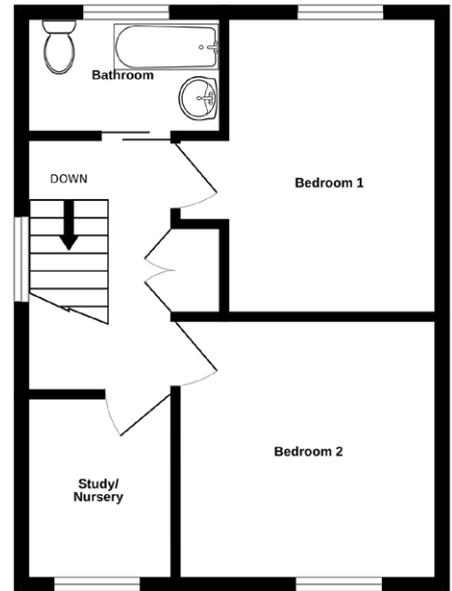
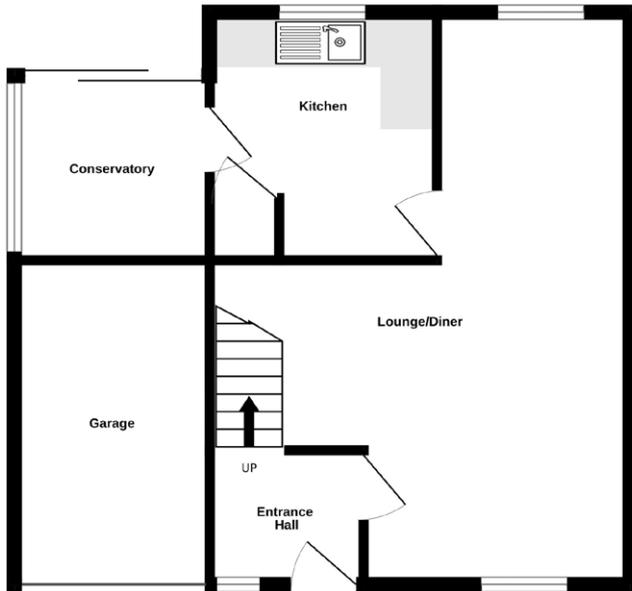




# Floorplan

GROUND FLOOR

1ST FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2026

## GROUND FLOOR

## Entrance hall

5'8 x 5'2 (1.7m x 1.6m)

## Lounge/diner

22'1 x 16'2 max (6.7m x 4.9m)

## Kitchen

9'6 x 8'8 (2.9m x 2.7m)

## APPLIANCES

- Hotpoint Fridge
- Tumble dryer
- Washing machine
- Lec Freezer

## Conservatory

7'6 x 7'3 (2.3m x 2.2m)

## FIRST FLOOR

## Landing

9'6 x 3'9 (2.9m x 1.1m)

## Bathroom

7'9 x 4'8 (2.4m x 1.4m)

## Bedroom 1

11'9 x 10'8 (3.6m x 3.3m)

## Bedroom 2

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

## Study / nursery

7'9 x 6'9 (2.4m x 2m)

## EXTERIOR

The property is approached from the clos road via a tarmac driveway, offering parking for one vehicle in front of the garage. Two pathways provide access: one leading to the front door and the other to the side of the property, giving access to the rear garden.

To the front, there is a mature garden mainly laid to lawn. At the rear, a private garden, also laid to lawn, features a shed and provides a pleasant outdoor space.

## Garage

16'2 x 8' (4.9m x 2.4m)

**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:** 7 E4

**what3words:** evaded.recline.never

**TRP:** 106 (135 total)

## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah