



St Brelade - Three Bedroom Bungalow with Garden, Garage, Ample Parking & Approved building permission

Ashness, Les Quennevais Gardens, St Brelade, JE3 8FQ

Asking - £1,095,000

Location

Ashness, Les Quennevais Gardens, St Brelade, JE3 8FQ

what3words: ///eyeglass clipper marrow (<https://what3words.com/eyeglass.clipper.marrow>)

Map: <https://www.google.com/maps?q=49.199304,-2.195441>

BEDROOMS

3

BATHROOMS

1

RECEPTIONS

2

PARKING

8

Overview

Situated at the quiet end of a cul-de-sac in the desirable Les Quennevais Gardens, St. Brelade, this spacious three-bedroom bungalow offers a fantastic opportunity to create a home tailored to your unique style. With comfortable living spaces and the potential for expansion, this property is a blank canvas waiting for your personal touch. As you step into the hallway, you'll find a bright living room, perfect for relaxing evenings or gatherings with friends. The well-equipped kitchen diner. A conservatory offers a versatile space for enjoying views of the surrounding greenery. A practical utility room and a cloakroom keep daily life organized and efficient. There are three generously sized bedrooms provide ample space for family, guests, or a home office, with the exciting

potential to personalize the upstairs. The main bedroom has air-conditioning. Approved building permission for two additional bedrooms in the attic allows you to transform this bungalow into a five-bedroom retreat. Whether you envision extra guest rooms, you have the freedom to finalise the space to fit your lifestyle. Outside, a large, mature wraparound garden surrounds the property, creating a private haven for gardening, family activities, or summer barbecues. A single garage offers secure storage, and ample parking accommodates multiple vehicles, ideal for visitors or a busy household. Under the building there is ample cellar storage. Located in the peaceful St. Brelade area, this bungalow combines the tranquility of a private cul-de-sac with easy access to local amenities. This is your chance to craft a home that reflects your vision in one of Jersey's sought-after locations. Don't miss the opportunity to personalize this versatile bungalow. Book a private viewing today and start envisioning your future home.

Accommodation

General: Conservatory — 4.33m x 3.02m, 13.08 sq m (141 sq ft), Lounge — 5.94m x 4.01m, 23.82 sq m (256 sq ft), Kitchen — 14' 4" x 17' 11" (approx 4.37m x 5.46m), 23.86 sq m (257 sq ft), Bedroom 3, Bedroom 4, Living Room — 3.27m x 3.23m, 10.56 sq m (114 sq ft), Bathroom — 2.21m x 1.87m, 4.13 sq m (44 sq ft), Garage, Bedroom 1 — 3.22m x 4.02m, 12.94 sq m (139 sq ft) and Bedroom 2 — 3.25m x 2.69m, 8.74 sq m (94 sq ft).

Ground Floor: Bathroom.

Approximate total floor area: 224 sq m (2,412 sq ft).

Ground Floor

Bathroom

General

Lounge 5.94 m × 4.01 m (19'6" × 13'2") · 23.82 sq m (256 sq ft)

Living Room 3.27 m × 3.23 m (10'9" × 10'7") · 10.56 sq m (114 sq ft)

Kitchen 4.37 m × 5.46 m (14'4" × 17'11") · 23.86 sq m (257 sq ft)

Conservatory 4.33 m × 3.02 m (14'2" × 9'11") · 13.08 sq m (141 sq ft)

Bedroom 1 3.22 m × 4.02 m (10'7" × 13'2") · 12.94 sq m (139 sq ft)

Bedroom 2 3.25 m × 2.69 m (10'8" × 8'10") · 8.74 sq m (94 sq ft)

Bedroom 3

Bedroom 4

Bathroom 2.21 m × 1.87 m (7'3" × 6'2") · 4.13 sq m (44 sq ft)

Garage

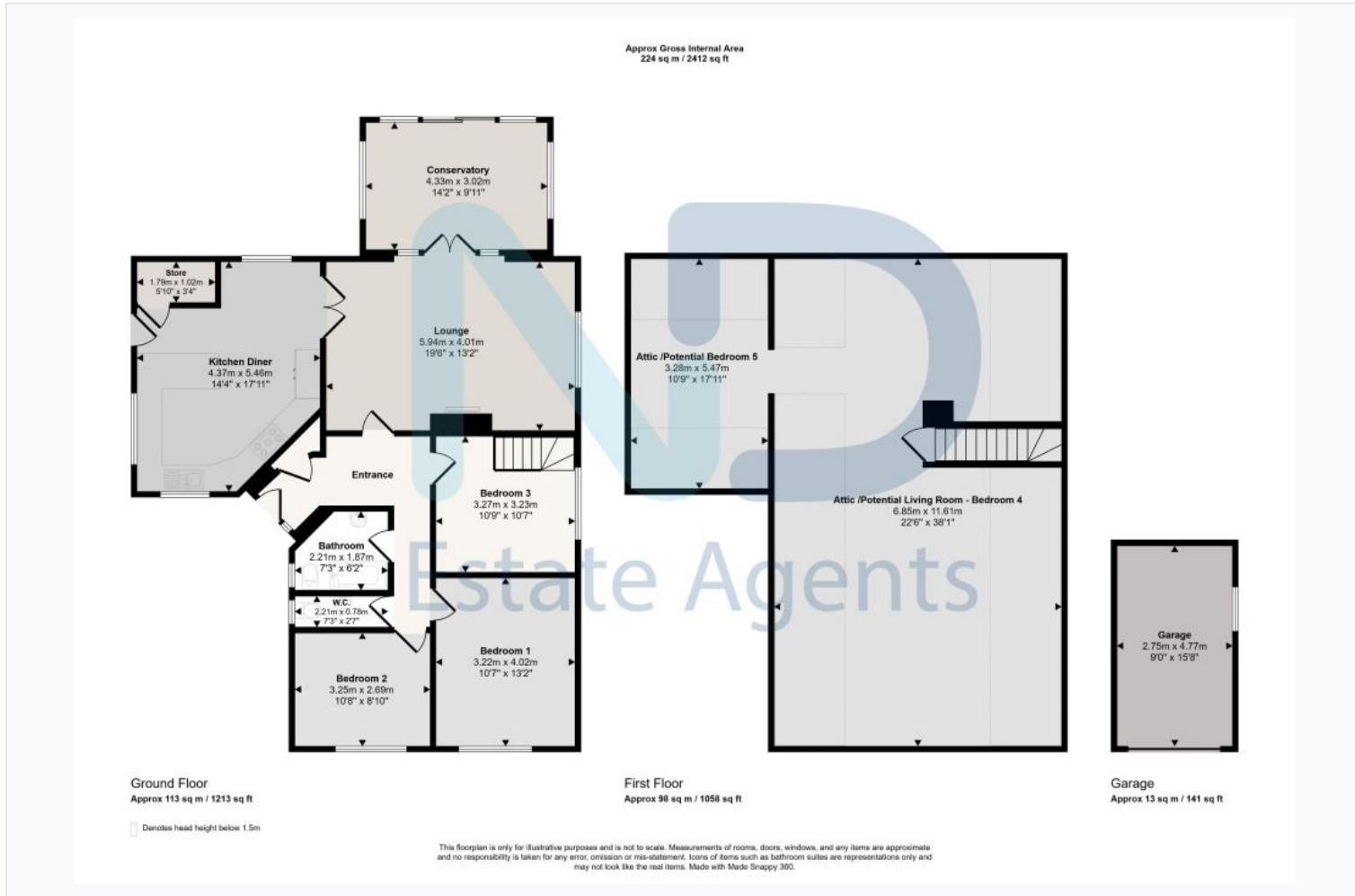
Approximate total floor area: **224 sq m** (2,412 sq ft).

Gallery





Floor plan



Contact

Joyce Dodsley — Sales & Lettings Agent

01534 629009

joyce@ndestates.com

When an offer is accepted, and negotiations for the purchase or letting of a property are entered into, the prospective purchasers or prospective tenants will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation showing your current home address, (a Current utility bill) together with confirmation of source of funds, source of wealth and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential status. ND Holdings Limited must comply with the current Money Laundering Legislation.

Jersey Property is subject to local Housing Law that controls the occupancy of the property. Unless the property is **registered status**, any property is only **available for occupancy** to persons who possess Jersey Housing Qualifications to live in a property in Jersey. You must provide your Residency Card to us to show proof of your residential status. If you do not possess Jersey Housing Qualifications, you may **own** the property but **not** live in it if the tenure is **share transfer** and there are **no** restrictions as to ownership. You are recommended to seek legal advice before you proceed with any transaction. **Legal advice should be sought in respect of this.**

These details are set out for guidance only and **do not** constitute an offer or a contract. Applicants should not rely on them as statements or representations of fact or that the property, its services, systems, or equipment are in good working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. We rely on the information given to us by the Owner of the Property. No extras or contents mentioned in these particulars or shown in the photographs are necessarily included in the sale or letting and they are included for descriptive purposes only. Any contents included with a sale are sold "as is," and no warranty is implied or given by us as agents for the Owner or by the Owner. Floor plans and location plans are **for information only** and measurements are not guaranteed as to their accuracy. Measurements are taken between internal walls and shown on the floor plans attached to details and are taken to the widest and deepest point. These are done by AI

from photographs. Title, planning, building control, and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person, being a principal, director, employee or consultant of ND Holdings Limited, has the authority to make or give any representation or warranty regarding the property or any part, item, system or equipment.

Downloaded: 2026-08-08: 07:12:17