

SOLE  
AGENT

## Oakley

Route de la Croix Au Bailiff | St Andrew

This detached family home is presented to the market in excellent condition. The property is conveniently located with the amenities of both St Peter Port and St Martin a short drive away and quiet lanes, ideal for dog walking, on the doorstep. Accommodation comprises lounge/diner, kitchen/diner, three bedrooms, two bathrooms, a WC and a utility room. The rear garden is low maintenance and completely enclosed. It has a small lawn and a raised patio area. There is gated access to the parking area. Parking is provided by a single garage and a brick paved drive way that can facilitate two vehicles.

**£525,000**

3 BEDROOMS

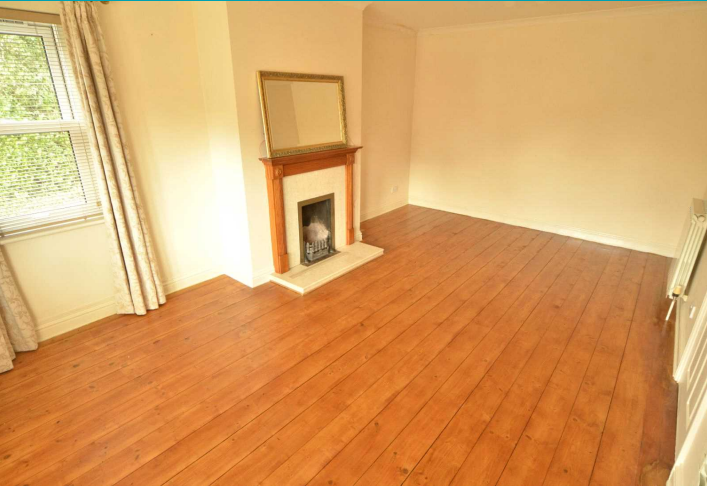
2 BATHROOMS

1 RECEPTION

Shields  
& Rutland

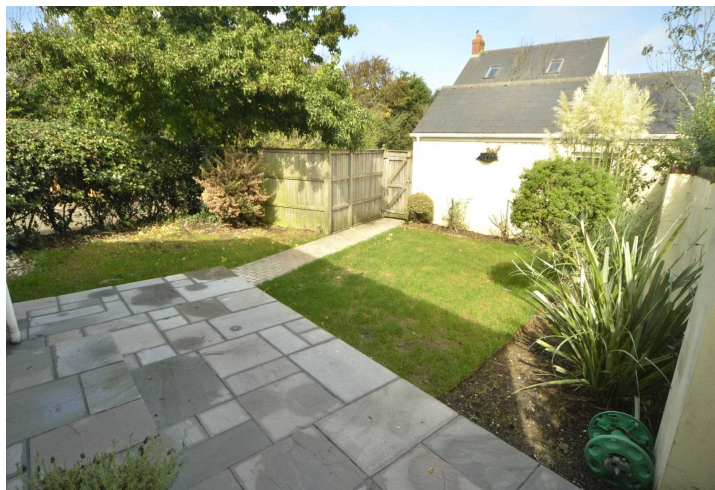
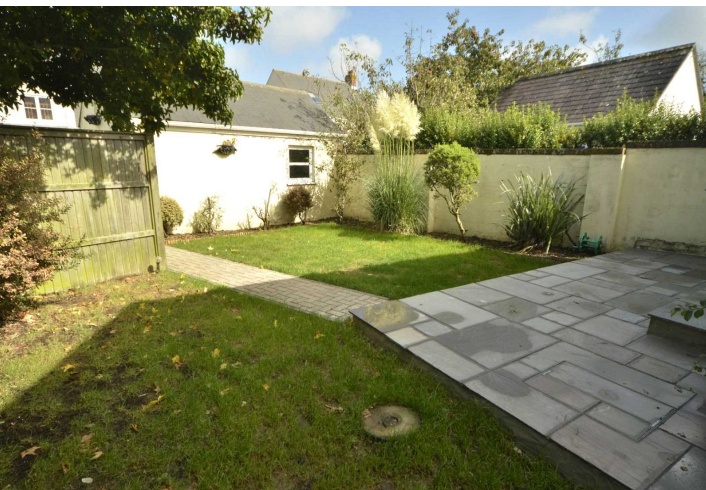
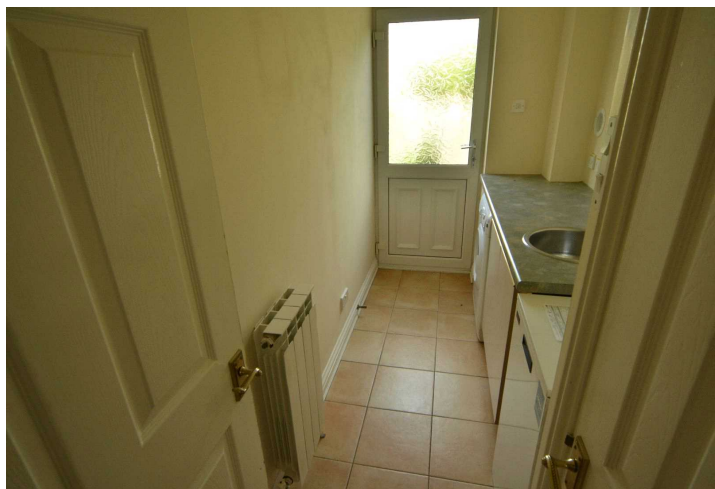
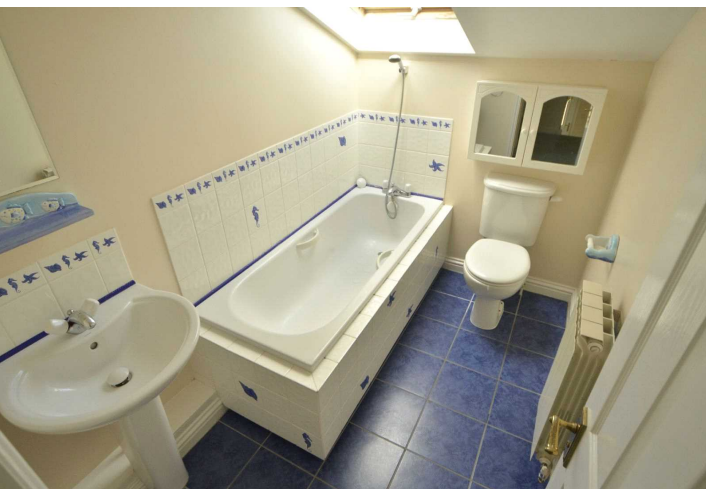
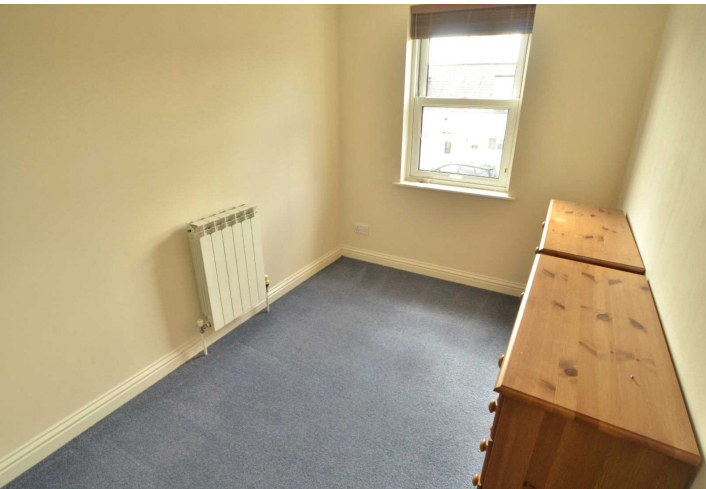
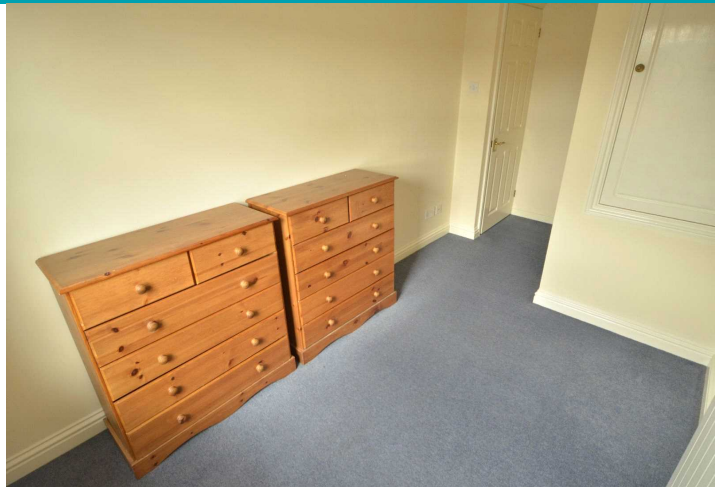


PHOTOS





# PHOTOS

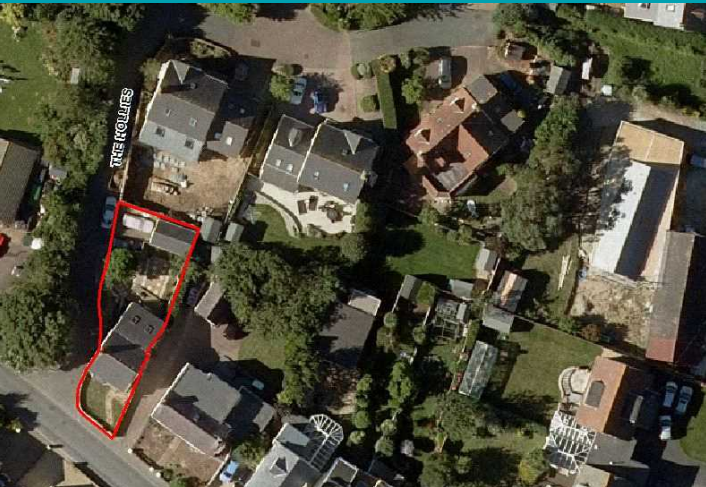




# PHOTOS



# SPECIFICATIONS



## Entrance Hall

18' 5" x 6' 3" (5.61m x 1.90m)

## Kitchen/diner

16' 2" x 15' 6" (4.92m x 4.72m)

## Lounge/diner

20' 7" x 11' 7" (6.28m x 3.53m)

## Utility Room

10' 9" x 4' 11" (3.28m x 1.50m)

## WC

5' 9" x 2' 11" (1.74m x 0.90m)

## First Floor Landing

10' 3" x 6' (3.12m x 1.84m)

## Bedroom 1

12' 2" x 10' 6" (3.72m x 3.20m)

## En-Suite

7' 5" x 5' 10" (2.26m x 1.77m)

## Bedroom 2

12' 9" x 11' 8" (3.88m x 3.56m)

## Bedroom 3

15' 2" x 7' 2" (4.62m x 2.19m)

## Bathroom

8' 4" x 5' 6" (2.55m x 1.68m)

## Garden

The rear garden is low maintenance and completely enclosed. It has a small lawn and a raised patio area. There is gated access to the parking area.

## Garage

Parking is provided by a single garage and a brick paved drive way that can facilitate two vehicles. The garage has power and lighting.

## PRICE INCLUDES

- Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Working fireplace
- Double glazing
- Detached garage

## SERVICES

Main drain, water and electricity.

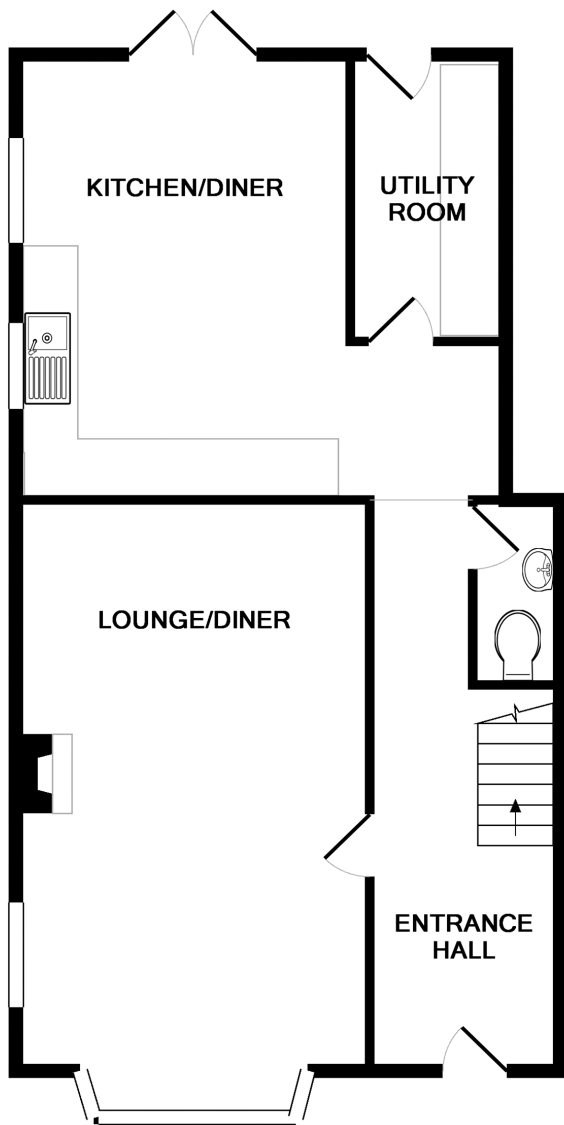
## APPLIANCES INCLUDED

- Integrated fridge/freezer
- Cooke and Lewis oven
- Electric hob

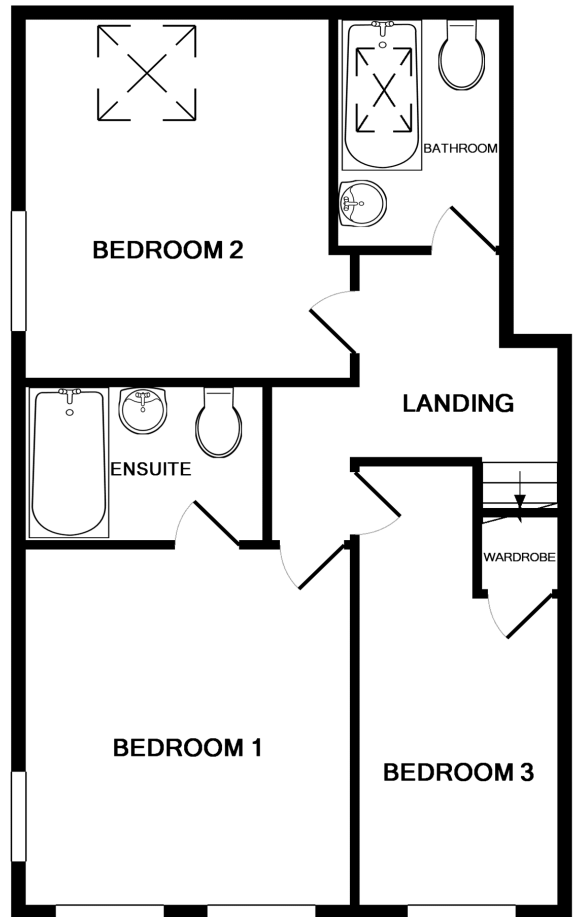
## SCHOOL CATCHMENT

- St Martin Primary School
- Les Beaucamp's High School

# FLOORPLAN



GROUND FLOOR



1ST FLOOR

## OAKLEY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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OPENING DOORS SINCE 1993