



Murnau

Les Salines Road, St Sampson, GY2 4FJ

£765,000

LOCAL MARKET

SOLE AGENT

The four bedroom detached home offers spacious accommodation throughout and presents an excellent opportunity for a new owner to create a super family home.

The ground floor comprises a generous lounge and kitchen diner. Upstairs, the property benefits from four bedrooms – main bedroom en-suite, together with a family bathroom.

Externally, Murnau enjoys a fore garden with driveway parking, a car port and a further garage. To the rear is an established south facing garden.

Although requiring modernisation, the property provides an exciting opportunity and viewing is recommended to appreciate all on offer.

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

Key facts



- Surprisingly spacious home
- 4 bedrooms and 2 bath/shower rooms
- Ample parking, car port & garage
- In need of modernisation
- South facing enclosed garden

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GUERNSEY'S ESTATE AGENT









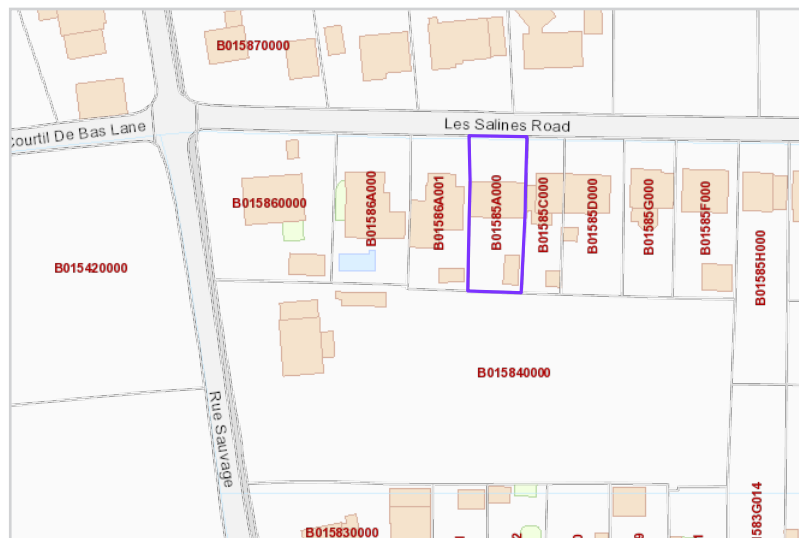
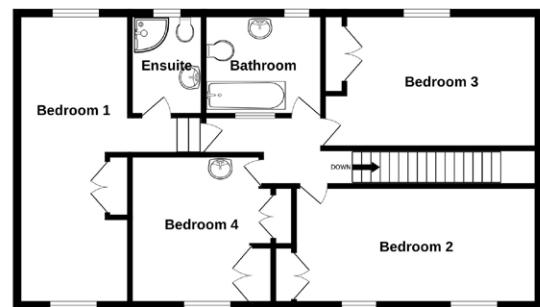
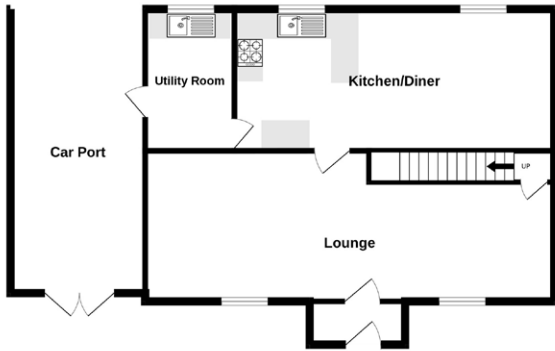
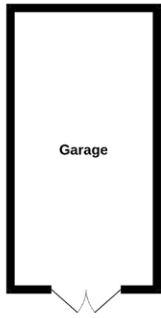




Floorplan

GROUND FLOOR

1ST FLOOR



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GROUND FLOOR

Kitchen/diner

22' x 8'0 (6.7m x 2.4m)

APPLIANCES

- Bosch undercounter fridge
- Electrolux double oven

Lounge

30' x 12'4 (9.1m x 3.8m)

Utility

8'6 x 6'8 (2.6m x 2m)

APPLIANCES

- Hotpoint washing machine
- Hotpoint freezer

FIRST FLOOR

Landing

9'1 x 2'5 (2.8m x 0.8m)

Bedroom 1

23' x 9'0 max (7m x 2.7m)

En-suite

5'6 x 4'6 (1.7m x 1.4m)

Bathroom

8'9 x 5'6 (2.7m x 1.7m)

Bedroom 2

16'9 x 9'2 (5.1m x 2.8m)

Bedroom 3

13'3 x 8'6 (4.1m x 2.6m)

Bedroom 4

12'3 x 11'1 (3.7m x 3.4m)

EXTERIOR

There is pleasant lawned garden to the front of the property as well as ample parking which leads to the car port. Through the car port opens into the rear garden which provides access to the garage (20'6 x 10'6 / 6.2m x 3.2m) and mature south facing garden.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed. N.b the curtains in bedroom 4 are not included in the sale.

Services: Mains electricity and water, mains drainage, oil fired central heating, aluminium and timber single glazing.

Perry's ref: 9 G2

what3words: eligibility.nudged.margin

TRP: 198

CONTACT OUR LOCAL MARKET TEAM



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