



Jenkinson realestates

Sydney Road

Walmer

Asking Price £490,000

Freehold

Energy Performance Rating = C

Detached Home

Offering Four Bedrooms

Driveway and Detached Garage

Enclosed Gardens

Close to Walmer's Train Station

Two Reception Rooms

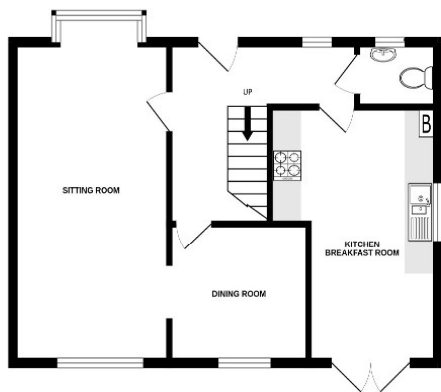
Jenkinson Estates are pleased to be able to bring to the market this stunning detached home, situated in the ever-popular location of Sydney Road, Walmer. Offering a wealth of accommodation including two reception rooms, currently configured as a sitting room and a study / gym, which would work well as a dining room. The property continues with a spacious kitchen / breakfast room that opens to the rear garden via double doors. The ground floor is completed with a separate W.C. The first floor continues to impress with four bedrooms, the master having the added bonus of an en-suite shower room. The properties accommodation is completed with the family bathroom. Externally there is ample parking in the form of a driveway and a detached garage. The front garden is tiered, with spreading plants and the addition of a private patio area that leads from the front to rear garden via a side gate. The rear garden is also mainly laid to lawn with another secluded patio area which offers ample space for alfresco dining. Being close to the local schools, the mainline railway station of Walmer and local amenities, this property is situated in a perfect location. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



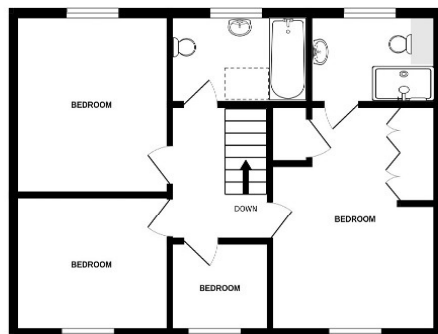
Council Tax Band E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Via;

Hallway

Sitting Room

21'6" x 10'8" (6.55m x 3.25m)

Dining Room

9'10" x 8'10" (3.00m x 2.69m)

Kitchen / Breakfast Room

18'3" x 10'10" (5.56m x 3.30m)

W.C.

First Floor Landing

Bedroom One

14'9" x 9'8" (4.50m x 2.95m)

En-Suite Shower Room

8'2" x 6'6" (2.49m x 1.98m)

Bedroom Two

11'7" x 10'9" (3.53m x 3.28m)

Bedroom Three

10'9" x 9'8" (3.28m x 2.95m)

Bedroom Four

8'0" x 5'7" (2.44m x 1.70m)

Family Bathroom

8'9" x 6'4" (2.67m x 1.93m)

Driveway and Detached Garage

Front, Side and Rear Gardens

