

Semi Detached Home Front and Rear Gardens Offering Four Bedrooms
Arranged Over Three Floors

Garage to Rear
Separate Utility and Shower
Room

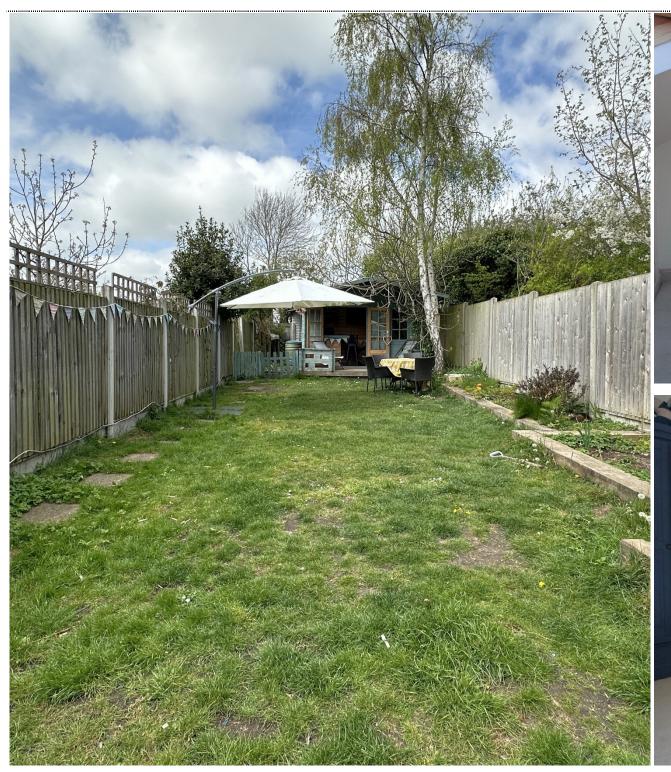
Jenkinson Estates are pleased to bring to the market this charming, semi detached Victoria Family Home in the ever popular location of Sydney Road, Walmer. The property is accessed via an entrance hallway and leads to a sitting room and separate dining room. From here the property continues to impress with a spacious kitchen, a utility room and a separate shower room. At the rear of the property is a sun room / play room that opens to the garden via two sets of double rooms. The first floor continues to impress with a large landing which leads to the three bedrooms and the family bathroom. There is also a study, which has a staircase leading to the second floor where the master bedroom is located. Externally the property benefits from gardens both front and rear. The rear garden is mostly laid to lawn with the addition of a patio and a summer house. There is also the added benefit of a garage located to the rear. Being close to the local schools, the mainline railway station of Walmer and local amenities, this property is situated in an ideal location. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.















GROUND FLOOR 1ST FLOOR 2ND FLOOR 2ND FLOOR







winter every attempt has been made to enter ever every common consented mere, miscassive, comis and any other liens are approximate and no responsibility is skein for any erromission or mis-statement. This pien is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarant as to that operability or efficiency can be given. Made with Meterptic (2025)

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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 Porch;

# Hallway

## Sitting Room

12'1" x 11'5" (3.68m x 3.48m)

# **Dining Room**

15'6" x 12'1" (4.72m x 3.68m)

#### Kitchen

15'4" x 11'7" (4.67m x 3.53m)

## **Utility Room**

9'2" x 4'3" (2.79m x 1.30m)

### **Shower Room**

9'1" x 3'4" (2.77m x 1.02m)

# Sun Room / Play Room

L- Shaped 15'8" x 14'7" (4.78m x 4.45m)

## First Floor Landing

### **Bedroom Two**

12'1" x 9'9" (3.68m x 2.97m)

## **Bedroom Three**

12'0" x 9'9" (3.66m x 2.97m)

#### Bedroom Four

8'4" x 8'4" (2.54m x 2.54m)

## Family Bathroom

7'6" x 6'0" (2.29m x 1.83m)

#### Study

8'7" x 5'3" (2.62m x 1.60m)

#### Second Floor

## **Bedroom One**

14'1" x 11'9" (4.29m x 3.58m)

Front and Rear Gardens

## Garage



