



Jenkinson realestates

Upper Street  
Kingsdown  
Asking Price £675,000



# Freehold

Energy Performance Rating = E

Modern Detached Home  
Front and Rear Gardens

Offering Four Bedrooms  
Three Reception Rooms

Driveway and Detached Garage  
Popular Village Location

Exclusively via Jenkinson Estates comes to the market this detached home, situated in the popular location of Upper Street, Kingsdown. This particular property, set back from the road, offers ample accommodation and really must be viewed to be appreciated. Accessed via an entrance hallway, the ground floor offers an impressive, double aspect sitting room, a dining room, kitchen and a study. The ground floor is completed with a family shower room. The first floor continues to impress with a large landing that leads to the four bedrooms, three of which are good size doubles, and the family bathroom. Externally the property boasts impressive front and rear gardens, both being mostly laid to lawn with the addition of a patio seating area and established flower beds. There is the additional benefit of off road parking to the front and a detached garage, complete with its own inspection pit. A truly charming home within close proximity of all that Kingsdown has to offer. All viewings are strictly by the appointed Sole Agent Jenkinson Estates.

Council Tax Band E

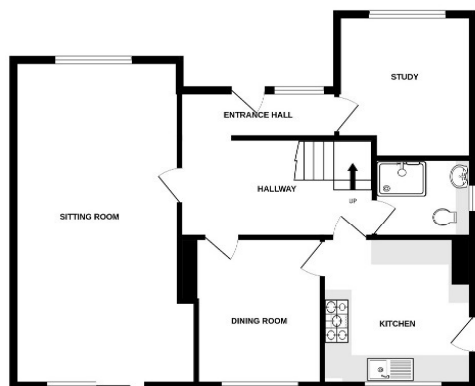




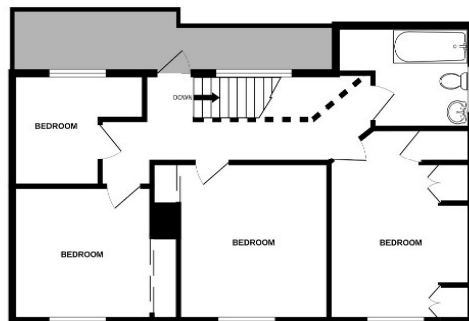




GROUND FLOOR



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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## Accommodation

### Entrance Hall

11'6" x 5'4" (3.51m x 1.63m)

### Hallway

14'6" x 6'7" (4.42m x 2.01m)

### Sitting Room

26'6" x 11'4" (8.08m x 3.45m)

### Dining Room

10'10" x 9'6" (3.30m x 2.90m)

### Kitchen

10'9" x 10'4" (3.28m x 3.15m)

### Study

12'2" x 8'8" (3.71m x 2.64m)

### Shower Room

6'3" x 6'3" (1.91m x 1.91m)

### First Floor Landing

### Bedroom One

14'2" x 10'6" (4.32m x 3.20m)

### Bedroom Two

11'10" x 8'7" (3.61m x 2.62m)

### Bedroom Three

10'4" x 9'5" (3.15m x 2.87m)

### Bedroom Four

10'6" (max) x 8'9" (3.20m x 2.67m)

### Family Bathroom

8'7" x 7'7" (2.62m x 2.31m)

### Front and Rear Gardens

### Driveway

### Detached Garage

20'1" x 16'5" (6.12m x 5.00m)

**Jenkinson Estates**

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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.

