



Jenkinson realestates

Dover Road

Guston

Asking Price £325,000

Freehold

110 SQ. Metres (1184.03 SQ. Feet)

Council Tax: E

EPC Rating = E

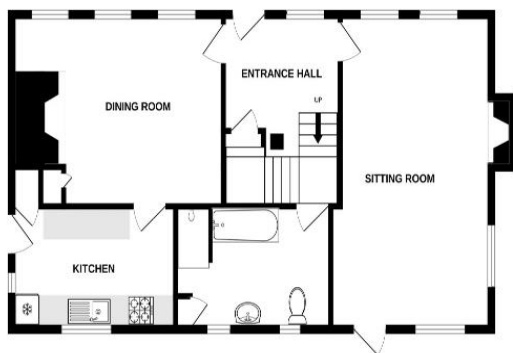
- Charming Home
- Offering Four Bedrooms
- Ample Off Road Parking
- Enclosed Rear Garden
- Two Reception Rooms
- No Onward Chain

Jenkinson Estates are pleased to bring to the market this charming home situated in the heart of the popular village location of Guston, Kent. The property has been tastefully presented by the current owner and comes to the market with no onward chain complications. Accessed via a hallway that leads to a sitting room, which is over 20ft in length and opens to the rear garden. The ground floor offers an addition reception room which could be used as dining room and leads to the kitchen. The ground floor is completed with the family bathroom which offers a four piece suite. The first floor continues to impress with a spacious landing that leads to the four bedrooms and a shower room. The property has a wealth of character and period features including feature fireplace, exposed wooden floors, ceiling beams and split level floors. Externally the property offers ample off road parking in the form of a driveway, which leads to an outbuilding and the rear garden which is tiered and is mostly laid to lawn. A truly charming property that really must be seen to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

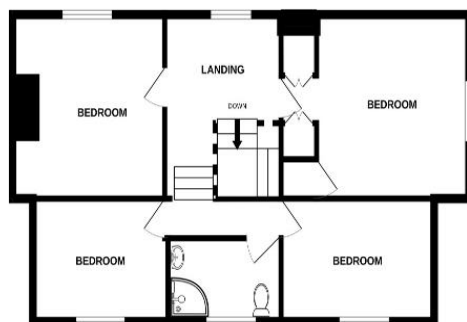




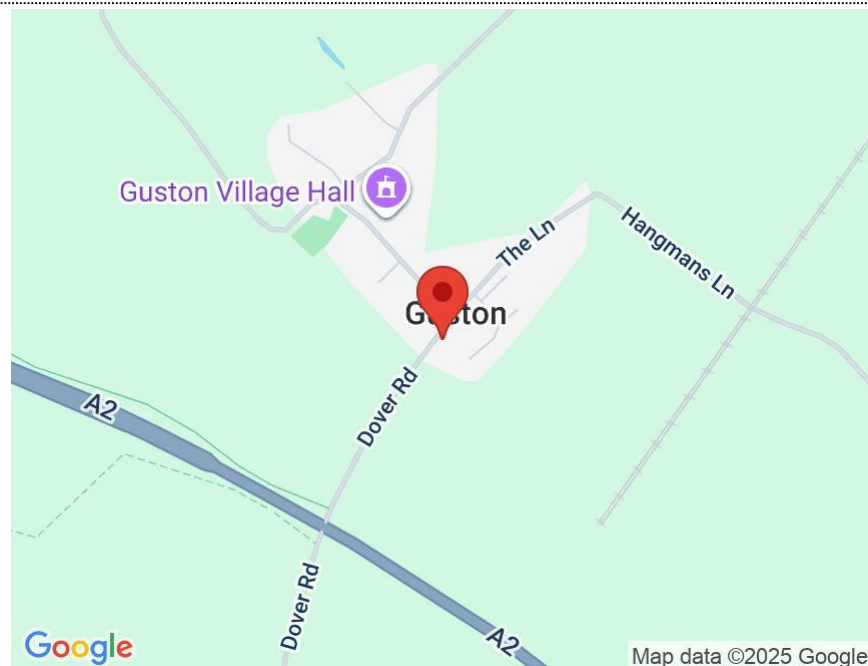
GROUND FLOOR



FIRST 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 Via;SS

Hallway

Sitting Room

20'1" x 12'7" (6.12m x 3.84m)

Dining Room

16'3" x 11'9" (4.95m x 3.58m)

Kitchen

11'11" x 7'9" (3.63m x 2.36m)

Family Bathroom

10'10" x 7'11" (3.30m x 2.41m)

First Floor Landing

Bedroom

12'2" x 11'10" (3.71m x 3.61m)

Bedroom

11'11" x 11'10" (3.63m x 3.61m)

Bedroom

9'10" x 8'2" (3.00m x 2.49m)

Bedroom

11'6" x 7'9" (3.51m x 2.36m)

Family Shower Room

7'2" x 4'8" (2.18m x 1.42m)

Driveway

Rear Garden

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.

