



Jenkinson realestates

Dover Road | Walmer  
Deal  
Asking Price £450,000

Freehold

144 SQ. Metres (1550.00 SQ. Feet)

Council Tax: D

EPC Rating = D

End Of Terrace

Offering Three Bedrooms

Four Reception Rooms

Arranged Over Three Floors

Rear Enclosed Garden

Close to Amenities

Jenkinson Estates are pleased to bring to the market this spacious end of terrace home located on Dover Road, Walmer. With accommodation expanding over three floors, this property really must be viewed to be appreciated. You are greeted with an entrance hall, providing access to two reception rooms and the kitchen. The sitting room at the front of the property boasts a fantastic bay window, allowing plenty of light into the front room, as well as benefitting from a functional log burner. There is another great size reception room, currently being used as a dining room, providing the perfect space for entertaining and comes well equipped with plenty of storage space. The kitchen is at the rear of the property and already has plumbing available for both a washing machine and dishwasher. The kitchen also provides access to the lower ground floor level and also a conservatory which is double glazed has French doors leading to the rear garden. The lower ground floor level is incredibly impressive, currently housing a TV / cinema room and a separate reception room, that is currently used as an occasional guest room. Both these rooms have versatile functionality and offer plenty of additional space. The First floor of the property continues to impress with the three bedrooms and family bathroom. All three bedrooms are good size doubles and the bathroom is well-presented with the benefit of a bath with shower overhead. The property commands an elevated position with a raised, low maintenance front garden and steps leading up to the main entrance. The private rear garden is of a generous size and predominately laid to lawn and includes a sheltered patio area. At the back of the garden there is a raised deck area and a timber shed equipped with power and lighting. Being within a short distance to all local amenities, this property really must be viewed. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.





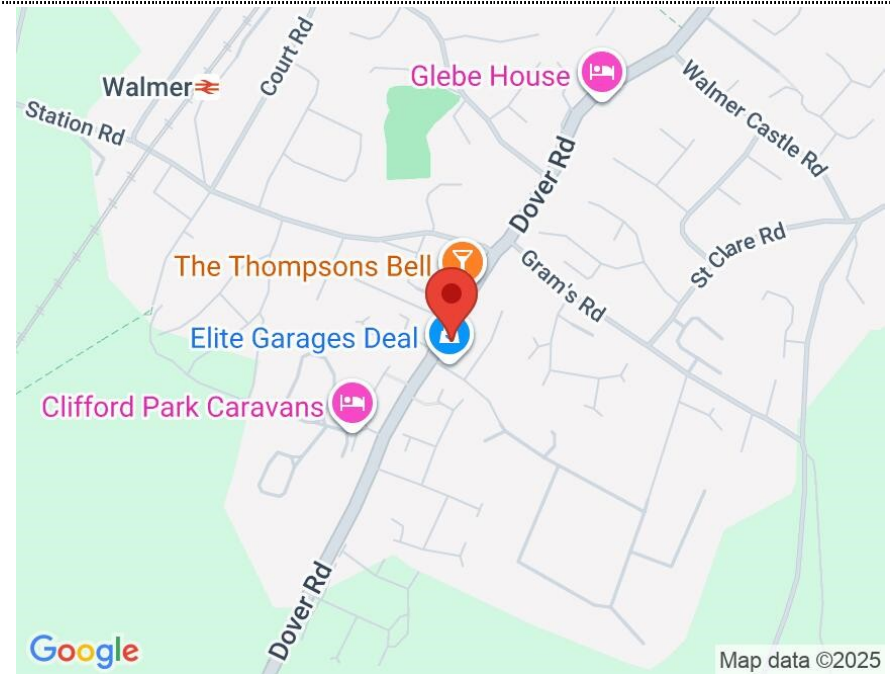


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Hall**

**Sitting Room**

13'0" x 11'10" (3.96m x 3.61m)

**Dining Room**

11'6" x 11'3" (3.51m x 3.43m)

**Kitchen**

11'1" x 10'11" (3.38m x 3.33m)

**Conservatory**

10'2" x 9'3" (3.10m x 2.82m)

**First Floor Landing**

**Bedroom One**

13'1" x 11'11" (3.99m x 3.63m)

**Bedroom Two**

11'3" x 8'3" (3.43m x 2.51m)

**Bedroom Three**

11'10" x 11'3" (3.61m x 3.43m)

**Bathroom**

8'0" x 7'5" (2.44m x 2.26m)

**Basement**

**Reception Room**

18'10" x 11'8" (5.74m x 3.56m)

**Television Room**

18'10" x 11'8" (5.74m x 3.56m)

**Garden**

