



Jenkinson realestates

Ardent Avenue

Walmer

Asking Price £745,000

Freehold

140 SQ. Metres (1506.95 SQ. Feet)

Council Tax: F

EPC Rating = TBC

Substantial Detached Home

Offering Six Bedrooms

Driveway and Garage

Front and Rear Gardens

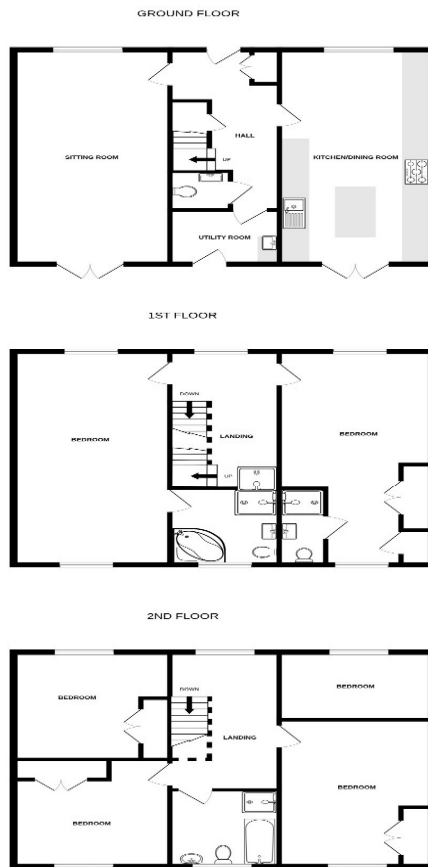
Arranged Over Three Floors

Two En-Suite Facilities

Jenkinson Estates are pleased to bring to the market this substantial detached home in Ardent Avenue, Walmer. This home, arranged over three floors, offers spacious accommodation throughout and really must be seen to be appreciated. Accessed into an entrance hallway, the ground floor offers a sitting room that is over 24ft in length, an impressive kitchen / diner that with central island providing both a focal point and practical entertaining space, a utility and a separate W.C. The first floor continues to impress with two bedrooms, both having the benefit of en-suite facilities, while the second floor offers an additional four bedrooms and the family bathroom. Externally, the property benefits from a low maintenance paved rear garden with access to the garage and off-road parking, creating a practical and secure outdoor environment. A truly impressive home situated within close proximity to Walmer's seafront, schools and amenities. All viewings are strictly by appointment via Sole Agent Jenkinson Estates.





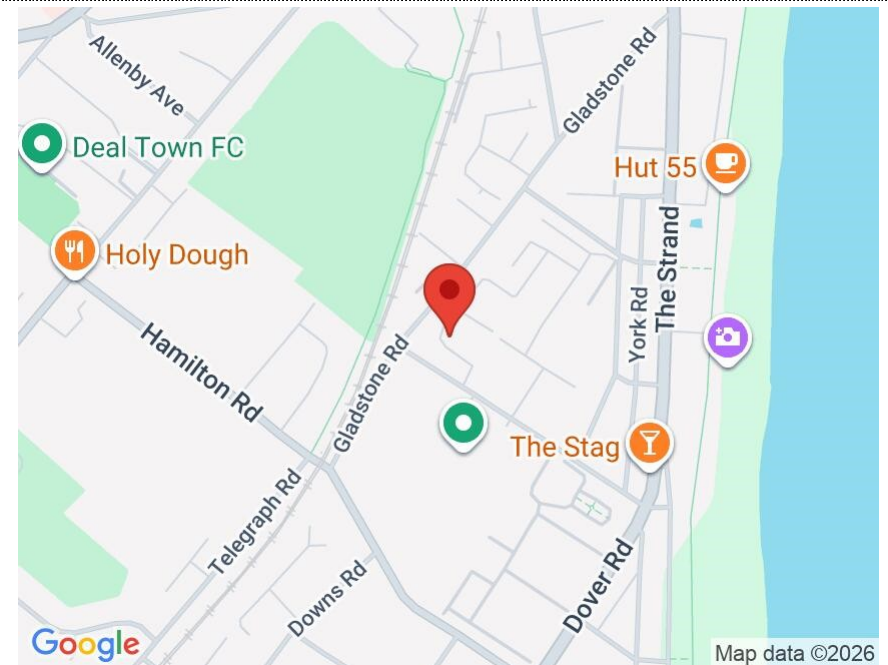


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

24'2" x 10'3" (7.37m x 3.12m)

Kitchen / Diner

24'11" x 11'0" (7.59m x 3.35m)

Downstairs W/C

Utility Room

8'3" x 5'4" (2.51m x 1.63m)

First Floor

Bedroom One

24'1" x 10'3" (7.34m x 3.12m)

En- Suite

9'7" x 8'4" (2.92m x 2.54m)

Bedroom Two

24'1" x 11'0" (7.34m x 3.35m)

En-Suite

Second Floor

Bedroom Three

16'7" x 11'0" (5.05m x 3.35m)

Bedroom Four

12'8" x 10'4" (3.86m x 3.15m)

Bedroom Five

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

Bedroom Six

11'1" x 7'1" (3.38m x 2.16m)

Family Bathroom

9'3" x 8'4" (2.82m x 2.54m)

Front and Rear Gardens

Driveway and Garage

