



Jenkinson realestates

Woodkirk House | The Street  
Worth  
Asking Price £465,000

**Freehold**

120 SQ. Metres (1291.67 SQ. Feet)

Council Tax: D

EPC Rating = TBC

Detached Home

Offering Three Bedrooms

Gravelled Driveway

Enclosed Rear Gardens

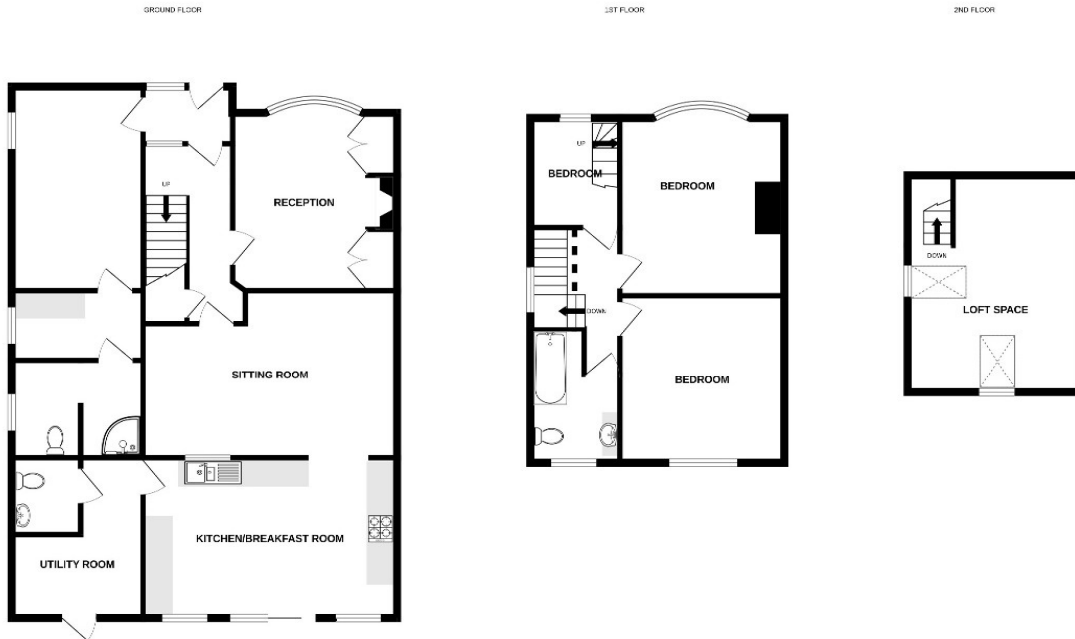
Popular Village Location

Versatile Accommodation

Jenkinson Estates are pleased to bring to the market this detached home in the ever popular village location of The Street, Worth. This detached home offers versatile accommodation and really must be viewed to be appreciated. The property offers a bay fronted sitting room, currently being used as a bedroom, a dining room that is open to a kitchen / breakfast room. The ground floor is completed with a separate W.C. and a utility room. The first floor continues to impress with three bedrooms and the family bathroom. There is access to the loft via bedroom three. Externally the property benefits from a large gravel driveway providing ample off street parking, while to the rear there is a landscaped garden offering a good size patio seating area, grass lawn. The garage has been is currently being used by the owners as ancillary accommodation. The property is double glazed throughout and has a gas fired central heating system. 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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### Accommodation

Entrance Via;  
Porch

### Hallway

### Sitting Room

14'1" x 9'8" (4.29m x 2.95m)

### Dining Room

18'2" x 11'3" (5.54m x 3.43m)

### Kitchen / Breakfast Room

19'2" x 12'0" (5.84m x 3.66m)

### Ground Floor W.C.

### Utility Room

8'10" x 6'5" (2.69m x 1.96m)

### First Floor Landing

### Bedroom One

15'0" x 9'6" (4.57m x 2.90m)

### Bedroom Two

11'4" x 10'9" (3.45m x 3.28m)

### Bedroom Three

7'8" x 7'2" (2.34m x 2.18m)

### Bathroom

11'4" x 10'9" (3.45m x 3.28m)

### Loft Space

15'2" x 10'3" (4.62m x 3.12m)

### Driveway

### Rear Garden

## Jenkinson Estates

4 West Street, Deal, Kent, CT14 6AE

01304 373 984

info@jenkinsonestates.co.uk

www.jenkinsonestates.co.uk

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.

