



Jenkinson realestates

St Crispin Close

Worth

Asking Price £625,000

Freehold

155 SQ. Metres (1668.41 SQ. Feet)

Council Tax: G

EPC Rating = B

Detached Home

Offering Four Bedrooms

Driveway and Double Garage

Front and Rear Gardens

Cul-de-Sac Location

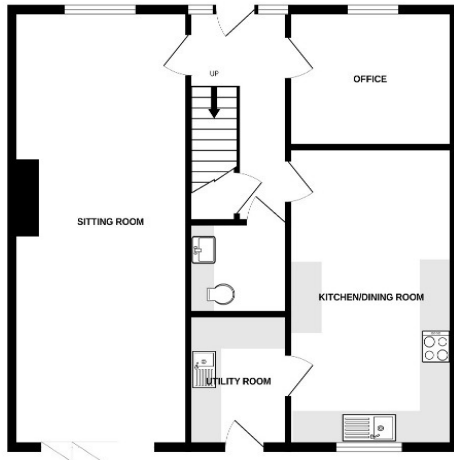
En-Suite to Master

Jenkinson Estates are pleased to bring to the market this impressive detached home in the popular modern development of St Crispin Close, Worth. This home offers spacious and versatile accommodation including a sitting room, which is over 27ft in length and has bi-folding doors which open to the rear garden. The ground floor continues with a kitchen / dining room and separate utility room. The kitchen has an array of fitted appliances. The ground floor is completed with an office and a W.C. The first floor continues to impress with a spacious landing leading to the four bedrooms and the family bathroom. The master bedroom benefits from an en-suite shower room and fitted wardrobes. Externally the property benefits from a landscaped rear garden, which is laid to lawn with the addition of a patio seating area and gated side access. There is also the benefit of a paved driveway leading to a double detached garage, complete with an electric up and over door and ample eaves storage. The property is double glazed throughout and has a gas fired central heating, including underfloor heating to the ground floor. A truly impressive home that really must be viewed to be appreciated. All viewings are strictly by appointment via the Sole Agents Jenkinson Estates.

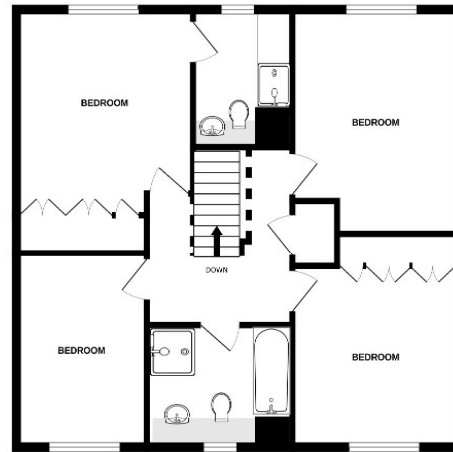




GROUND FLOOR



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 Via;

Hallway

15'3" x 6'6" (4.65m x 1.98m)

Sitting Room

27'1" x 11'5" (8.26m x 3.48m)

Study

10'9" x 7'9" (3.28m x 2.36m)

Kitchen / Dining Room

18'8" x 10'9" (5.69m x 3.28m)

Utility Room

8'2" x 6'6" (2.49m x 1.98m)

Separate W.C.

First Floor Landing

12'9" x 11'3" (3.89m x 3.43m)

Bedroom One

14'1" x 11'7" (4.29m x 3.53m)

En-Suite Shower Room

7'4" x 7'0" (2.24m x 2.13m)

Bedroom Two

13'4" x 10'1" (4.06m x 3.07m)

Bedroom Three

11'4" x 10'10" (3.45m x 3.30m)

Bedroom Four

10'7" x 7'10" (3.23m x 2.39m)

Family Bathroom

11'2" x 6'6" (3.40m x 1.98m)

Front and Rear Gardens

Driveway

Double Garage

20'0" x 19'6" (6.10m x 5.94m)

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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.

