



Jenkinson  
estates

St James Close  
Deal  
Asking Price £425,000

**Freehold**

- SQ. Metres (- SQ. Feet)

Council Tax: C

EPC Rating = TBC

Extended Semi Detached Home

Offering Three Bedrooms

Paved Driveway

Front and Rear Gardens

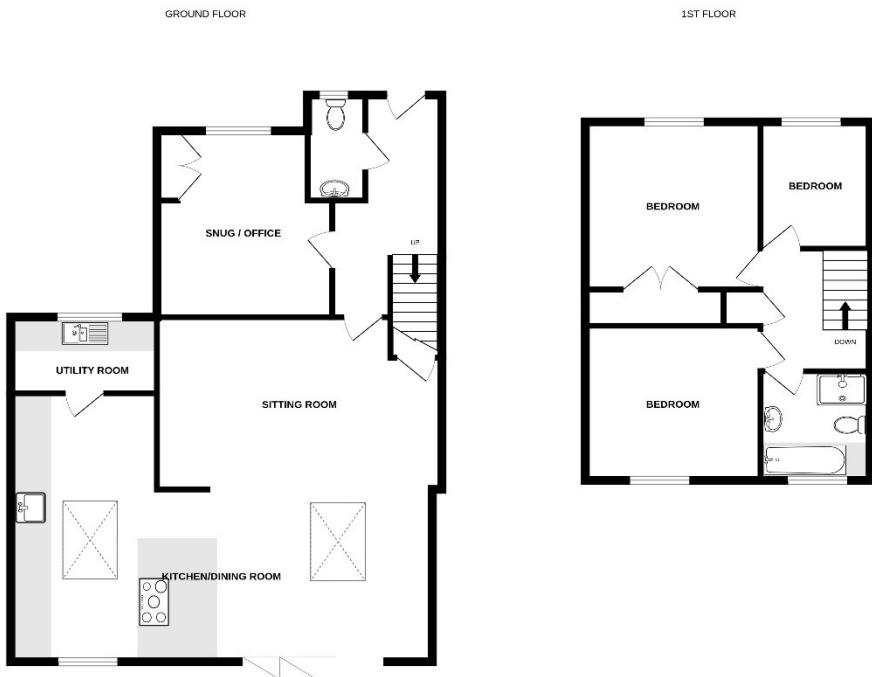
Impressive Living Accommodation

Cul-de-Sac Location

Jenkinson Estates are pleased to bring to the market this extended semi detached home in the ever popular location of St James Close, Deal. The property is accessed via an entrance hallway and leads to a snug / office to the front, a separate W.C, and to the rear, an impressive open plan space that offers a sitting area, dining area and an impressive modern kitchen, complete with a breakfast room. This room benefits from two sky lights and bi-folding doors which allows this space to be flooded with light. The ground floor is completed with a separate utility room. The first floor continues to impress with three bedrooms, two doubles and the third a good size single, which is currently used as a walk-in wardrobe. The accommodation is completed with the family bathroom which has a four piece suite. The property benefits from front and rear gardens and a paved driveway allowing for off street parking. 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 or omission or any statement made. The services, systems and appliances shown have not been tested and no guarantee as to their condition or age 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 Via;**  
**Hallway**  
**Separate W.C.**

**Snug / Office**  
11'4" x 9'6" (3.45m x 0.00m)

**Open Plan Sitting / Dining / Kitchen**  
26'7" x 25'8" (8.10m x 7.82m)

**Utility Room**  
10'1" x 5'2" (3.07m x 1.57m)

#### First Floor Landing

**Bedroom One**  
11'4" x 0'0" (3.45m x 0.00m)  
**Bedroom Two**  
11'4" x 9'4" (3.45m x 2.84m)  
**Bedroom Three**  
7'8" x 6'7" (2.34m x 2.01m)  
**Bathroom**  
7'9" x 6'8" (2.36m x 2.03m)

**Front and Rear Gardens**  
**Driveway**

