



Jenkinson realestates

Willingdon Place

Walmer

Asking Price £625,000

# Freehold

Energy Performance Rating = D

Detached Home

Offering Three Bedrooms

Spacious Living Accommodation

Garage and Driveway

Extensive Gardens to Side, Front and Rear

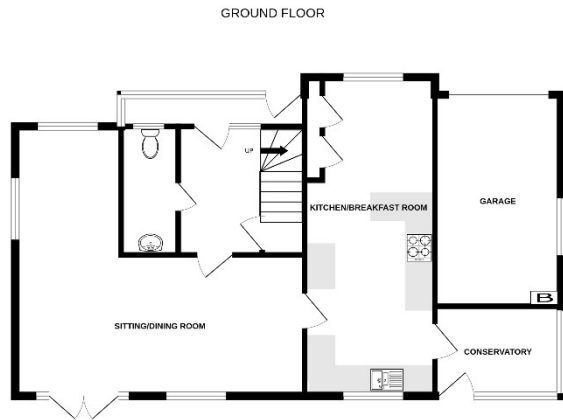
No Onward Chain

Jenkinson Estates are pleased to bring to the market this detached home in the popular location of Willingdon Place, Walmer. The property comes to the market with no onward chain complications and is situated within walking distance to local amenities and Walmer's seafront. The property offers spacious accommodation throughout, with the ground floor comprising of a 23ft kitchen / breakfast room and a L-shaped living / dining room. There is also the additional benefit of a conservatory which is accessed via the kitchen and opens to the rear garden. This level is completed with a W.C. The first floor continues to impress with three bedrooms, two of which are good size doubles complete with triple aspect and built in storage. The third bedroom is good size single. The family bathroom, which has a four piece bathroom suite, completes the accommodation. Externally there are extensive gardens to the side, front and rear with gated side access. There is the added benefit of a driveway and garage. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band E

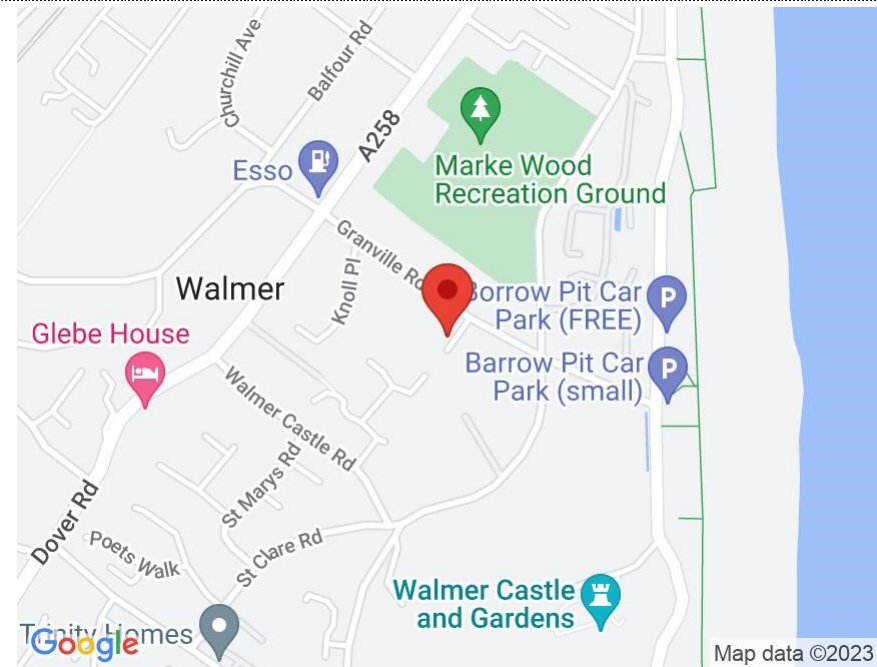




1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, 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

W.C.

7'1" x 2'1" (2.16m x 0.64m)

L-Shaped Living / Dining Room

20'1" (Max) x 18'2" (Max) (6.12m x 5.54m)

Kitchen / Breakfast Room

23'7" x 8'8" (7.19m x 2.64m)

Conservatory

10'5" x 7'1" (3.18m x 2.16m)

### First Floor Landing

Bedroom One

18'5" x 10'11" (5.61m x 3.33m)

Bedroom Two

18'5" x 8'1" (5.61m x 2.46m)

Bedroom Three

9'7" x 9'1 (Max)" (2.92m x 2.77m)

Family Bathroom

9'1" x 5'1" (2.77m x 1.55m)

Front, Side and Rear Gardens

Driveway and Garage

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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.

