



Jenkinson realestates

Orchid | Lawn Road
Walmer
Asking Price £525,000

Freehold

Energy Performance Rating = C

Semi Detached Home

Four Generous Bedrooms

Garage and Off Road Parking

Southerly Aspect Rear Garden

Utility Room and Ground Floor W.C.

En-Suite Shower to Master

Jenkinson Estates are pleased to bring to the market this beautifully presented semi detached home in the private cul-de-sac location of Lawn Road, Walmer. This property, which dates from 2000, has been tastefully modernised and is situated within close proximity to local shops and Walmer's train station. The property is accessed via an entrance porch that opens to an inner hallway. The property continues with a modern, high specification kitchen, which includes Bosch integrated appliances, a spacious living / dining room to the rear, which overlooks and opens to the rear garden via double glazed French doors. There is also the added benefit of a utility room and a separate garden room. The ground floor is completed with a separate W.C. The first floor continues to impress with a large landing leading to the family bathroom and four bedrooms, all doubles with the third currently being used as a study. The master bedroom has the benefit of an en-suite shower room. Externally there is a southerly aspect, walled garden to the rear which has gated side access. To the front there is off street parking that leads to an integral garage. 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.

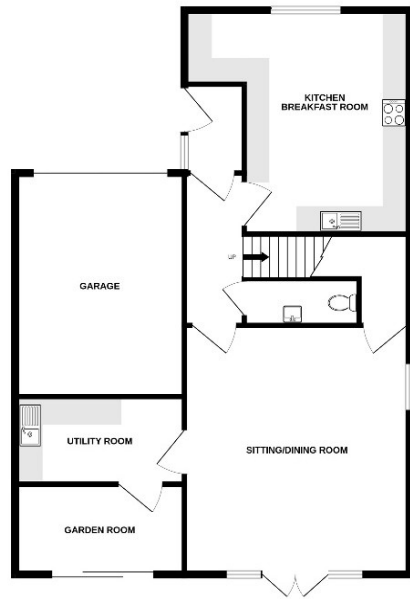
Council Tax Band D

Private Road Maintenance Contribution As and When Necessary

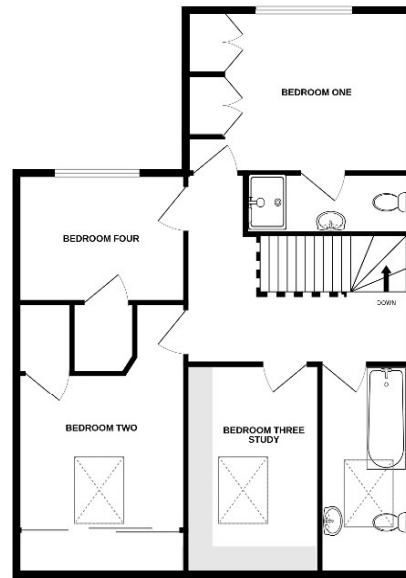




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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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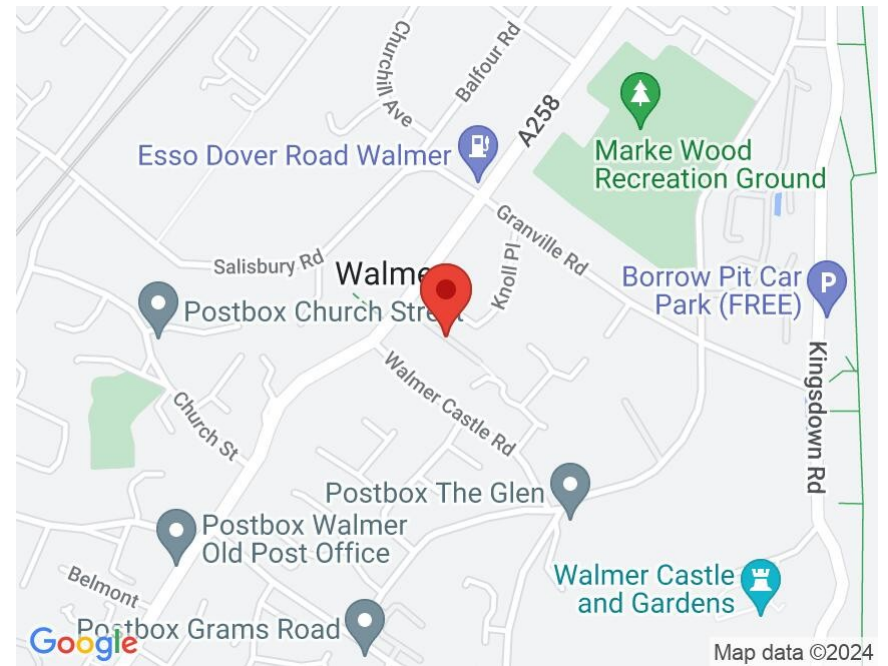
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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
Porch
Entrance Hallway

Kitchen / Breakfast Room
14'11" x 14'5" (4.55m x 4.39m)

Separate WC

Sitting / Dining Room
19'1" x 14'11" (5.82m x 4.55m)

Utility Room
9'10" x 5'5" (3.00m x 1.65m)

Sun Room/Garden Room
9'10" x 6'6" (3.00m x 1.98m)

First Floor Landing

Bedroom One
14'11" x 11'0" (4.55m x 3.35m)

En-suite Shower Room

Bedroom Two
11'9" x 10'3" (3.58m x 3.12m)

Bedroom Three
11'0" x 9'5" (3.35m x 2.87m)

Bedroom Four
10'3" x 7'9" (3.12m x 2.36m)

Family Bathroom

Rear Garden

Driveway and Integral Garage

