



Jenkinson realestates

Balfour Road | Walmer

Deal

Asking Price £450,000

Freehold

Energy Performance Rating = TBC

Semi Detached Bungalow

Offering Two Bedrooms

Driveway

Front and Rear Gardens

Stunning Sitting / Dining Room

Popular Location

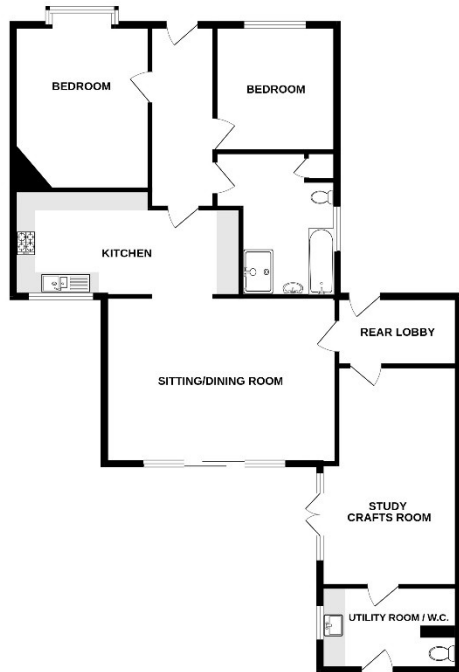
Jenkinson Estates are pleased to offer this semi detached bungalow in the sought after location of Balfour Road in Walmer. This extended bungalow has been updated and improved to offer a wealth of space including an impressive sitting / dining room, which offers a vaulted ceiling and large windows and doors that open and overlooks the rear garden. The property is accessed via an entrance hallway and leads to the two double bedrooms, the family bathroom which offers a four piece suite and the kitchen. The kitchen is open to the sitting / dining room, which is the heart of this home and continues to the rear lobby. This continues to an additional area that is currently used as a study / craft room. This room is completed with double doors that open to the rear garden. The accommodation is completed with a utility room / W.C. A real surprise with this property is the extensive rear gardens that are approaching 100ft in length and a generous width. It is mostly laid to lawn with the addition of a patio seating area and established flowerbeds. Off street parking is courtesy of the driveway to the side. A charming bungalow is a sought after location that really must be viewing to be appreciated. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and the responsibility to take the only final verification of the measurements. 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. www.jenkinsonestates.co.uk



Accommodation

Entrance Via;

Hallway

Sitting / Dining Room

19'9" x 12'9" (6.02m x 3.89m)

Kitchen

17'1" x 10'9" (5.21m x 3.28m)

Bedroom One

16'0" x 11'2" (4.88m x 3.40m)

Bedroom Two

10'9" x 9'8" (3.28m x 2.95m)

Family Bathroom

10'4" x 8'2" (3.15m x 2.49m)

Rear Lobby

7'2" x 5'2" (2.18m x 1.57m)

Study / Crafts Room

18'9" x 8'7" (5.72m x 2.62m)

Utility Room / W.C.

8'7" x 6'2" (2.62m x 1.88m)

Rear Garden

Driveway

Jenkinson Estates

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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.

