



Jenkinson realestates

Beech Tree Avenue Sholden

Asking Price £479,950

# Freehold

Energy Performance Rating = B

Detached Home

Offering Four Bedrooms

Two Reception Rooms

Spacious Kitchen / Dining

Shared Car Barn and

En-Suite to Master Bedroom

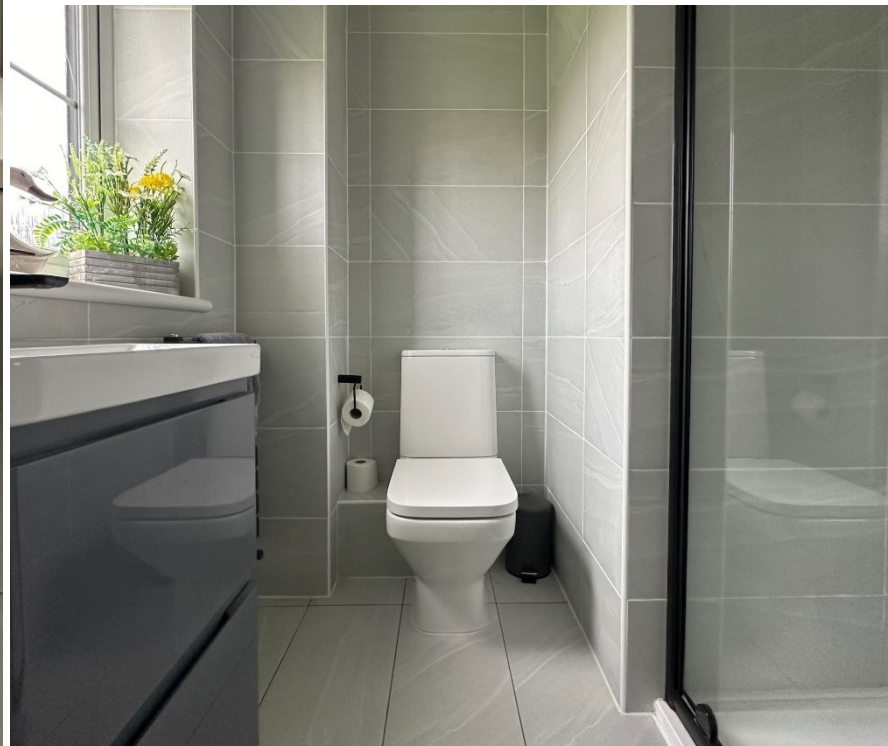
Room

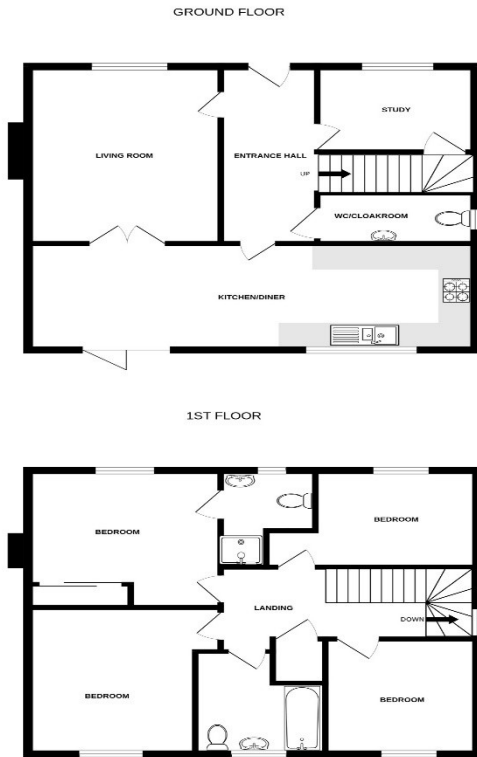
Driveway

Jenkinson Estates are pleased to bring to the market this detached family home in the ever popular location of Sholden Fields. This modern home, which is beautifully presented, is situated in an ideal location overlooking the green and play area, and offers spacious accommodation throughout. The ground floor is accessed into an entrance hallway that leads to a study, a formal reception room and an impressive kitchen / dining room. The vendor informs us the kitchen was fitted in 2023 and includes integrated appliances and is over 25ft in length and overlooks and opens to the rear garden via bi-folding door. The first floor continues to impress with four bedrooms, the master having a benefit of an en-suite shower room. The family bathroom completes the accommodation. Externally the property boasts a south-facing rear garden, which is mostly laid to lawn with the addition of a decked seating area. There is gated rear access leading to the a car barn and an additional parking space. The property is double glazed throughout and has a gas fired central heating system. All viewings are strictly through the appointed Sole Agents Jenkinson Estates.

Council Tax Band E







Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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 Hall**  
7'4" x 3'6" (2.24m x 1.07m)
- Cloakroom/W.C.**  
7'4" x 3'6" (2.24m x 1.07m)
- Study**  
9'6" x 6'10" (2.90m x 2.08m)
- Living Room**  
11'4" x 14'3" (3.45m x 4.34m)
- Kitchen/Dining Room**  
25'8" x 8'5" (7.82m x 2.57m)
- First Floor**

- Bedroom One**  
11'5" x 10'8" (3.48m x 3.25m)
- En-Suite Shower**  
6'10" x 5'0" (2.08m x 1.52m)

- Bedroom Two**  
11'5" x 9'9" (3.48m x 2.97m)
- Bedroom Three**  
9'4" x 7'9" (2.84m x 2.36m)
- Bedroom Four**  
11'11" x 6'10" (3.63m x 2.08m)
- Bathroom**  
8'1" x 7'6" (2.46m x 2.29m)
- Front Garden**
- Rear Garden**
- Car Barn**
- Drive**

