



Jenkinson realestates

Balmoral Road  
Kingsdown  
Asking Price £460,000

# Freehold

Energy Performance Rating = D

Detached Bungalow  
Front and Rear Gardens

Offering Two Bedrooms  
Beautifully Presented

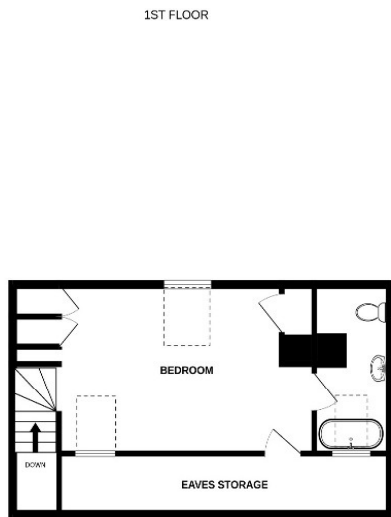
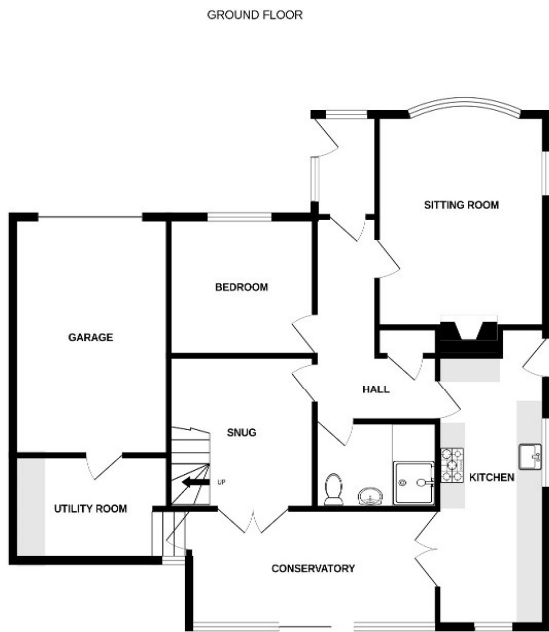
Driveway and Garage  
En-Suite to Master Bedroom

Jenkinson Estates are pleased to bring to the market this detached bungalow in the popular location of Balmoral Road, Kingsdown. This well presented bungalow really must be viewed to be appreciated. The property offers spacious, versatile accommodation throughout, including two reception rooms, a spacious bedroom, shower room and an impressive kitchen that is over 23ft in length, opening via double doors to a conservatory. This leads to the rear garden and utility room, which leads to the integral garage. The property also boasts an additional bedroom, complete with an en-suite bathroom, located on the first floor. Externally the rear garden has been landscaped and offer multiple seating areas including an area which is gravelled, decking and a faux grass lawn area. There is the addition of an outbuilding which has the benefit of electricity and can be used as a home office. 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

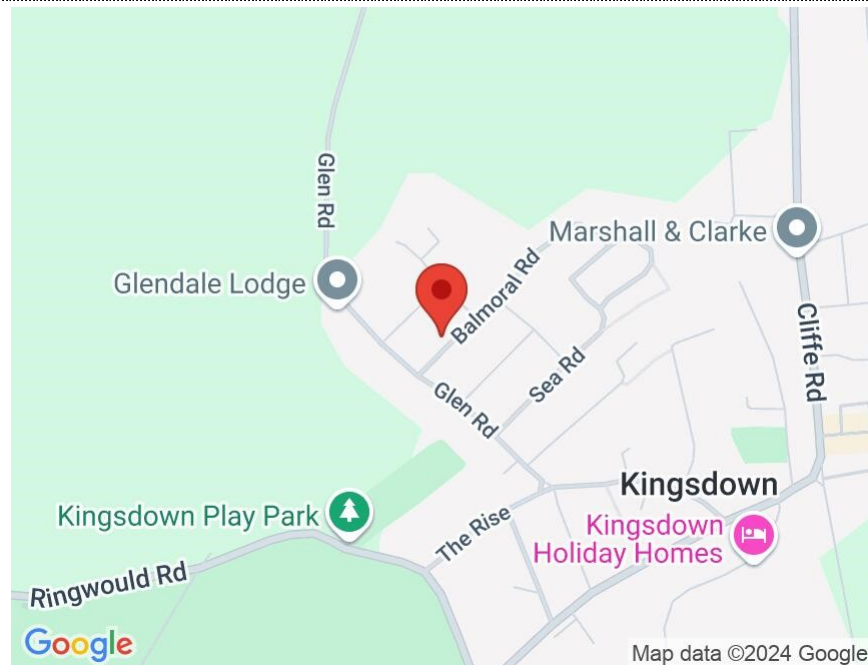


Council Tax Band D





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, 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;  
Porch  
Hallway

Sitting Room  
16'1" x 11'1" (4.90m x 3.38m)

Kitchen  
23'2" x 7'6" (7.06m x 2.29m)

Conservatory  
17'10" x 9'4" (5.44m x 2.84m)

Utility Room  
8'9" x 7'2" (2.67m x 2.18m)

Bedroom Two  
10'10" x 10'10" (3.30m x 3.30m)

#### Shower Room

6'10" x 5'6" (2.08m x 1.68m)

#### Snug

10'9" x 10'7" (3.28m x 3.23m)

#### Stairs to:

#### Bedroom One

18'7" x 10'4" (5.66m x 3.15m)

#### En-Suite Bathroom

10'3" x 7'2" (3.12m x 2.18m)

#### Front and Rear Gardens

#### Driveway

#### Garage

16'0" x 8'3" (4.88m x 2.51m)

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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.

