



Jenkinson realestates

Balmoral Road

Kingsdown

Asking Price £495,000

Freehold

Energy Performance Rating = TBC

Detached Home

Offering Four Bedrooms

Driveway and Garage

Front and Rear Gardens

Ground Floor Shower Room

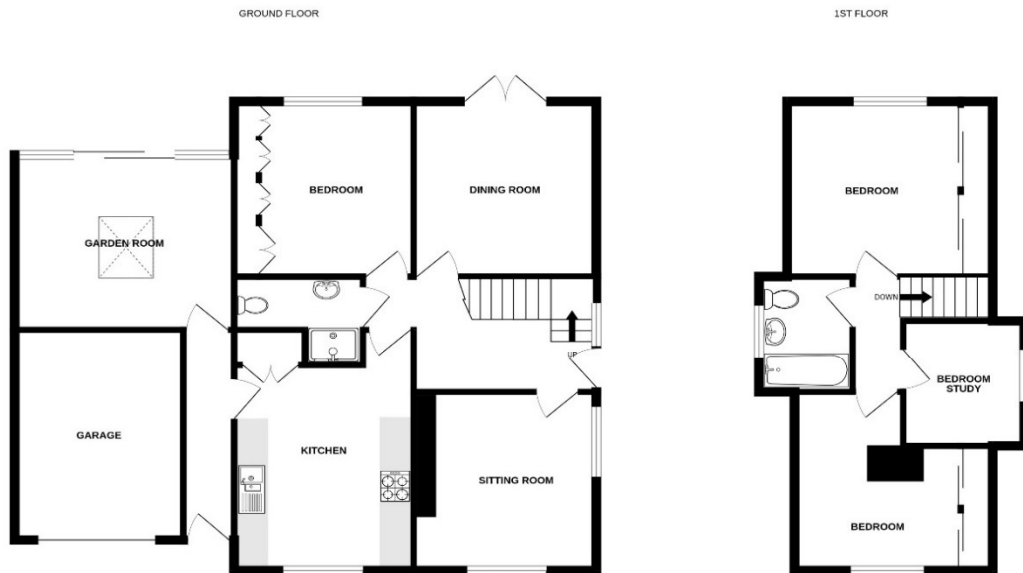
Popular Location

Jenkinson Estates are pleased to bring to the market this detached chalet style bungalow in the ever popular, and sought-after village location of Kingsdown. The property offers versatile accommodation that really must be viewed to be appreciated. Upon entry, you are greeted with a wide and spacious entrance hall, which provides access to the two reception rooms; a sitting room and a dining room. The hallway also provides access to the downstairs shower room, ground floor bedroom and the kitchen. From the kitchen, there is a rear lobby that can double up as a utility room, and leads through to the garden room and provides direct access to the driveway. The first floor continues with three bedrooms, one of which is used as a study, and the family bathroom. Externally the property offers front and rear gardens, which benefit from side access. The rear garden is landscaped with a separate patio and decked seating areas, as well as having well established flower beds and a summerhouse. 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.

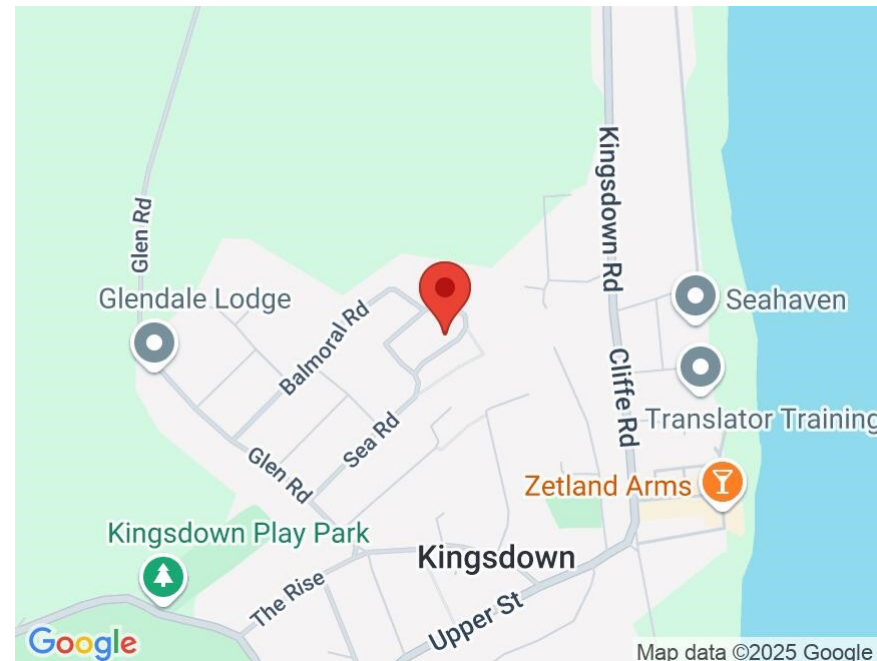


Council Tax Band E





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

First Floor Landing

Entrance Via;

- Sitting Room
14'0" x 11'5" (4.27m x 3.48m)
- Dining Room
13'0" x 11'1" (3.96m x 3.38m)
- Kitchen
14'8" x 9'0" (4.47m x 2.74m)
- Shower Room
- Bedroom One
10'4" x 9'4" (3.15m x 2.84m)
- Lobby
- Garden Room
12'4" x 12'0" (3.76m x 3.66m)

- Bedroom Two
10'1" x 10'0" (3.07m x 3.05m)
- Bedroom Three
11'1" x 8'5" Max (3.38m x 2.57m)
- Bedroom Four / Study
9'3" x 7'9" (2.82m x 2.36m)
- Family Bathroom
6'9" x 5'7" (2.06m x 1.70m)

Front and Rear Gardens
Driveway and Garage

Jenkinson Estates
4 West Street, Deal, Kent, CT14 6AE

01304 373 984
info@jenkinsonestates.co.uk
www.jenkinsonestates.co.uk

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.

