



Jenkinson realestates

Canada Road | Walmer  
Deal  
Asking Price £425,000

# Freehold

Energy Performance Rating = D

Mid Terrace Home

Offering Three Double Bedrooms

Parking to Rear

Front and Rear Gardens

Impressive Kitchen / Breakfast Room

Ground Floor W.C / Utility Room

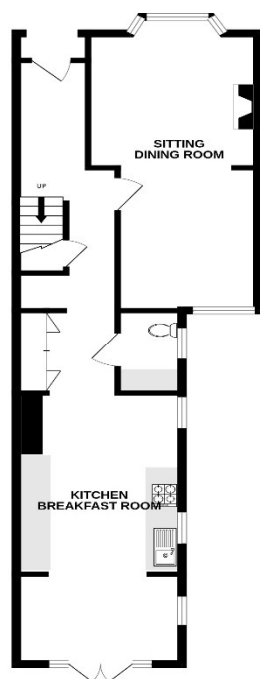
Exclusively via Jenkinson Estates comes this charming mid terrace home in the ever popular and sought after location of Canada Road, Walmer. The property offers spacious accommodation and really must be viewed to be appreciated all that it has to offer. Accessed via an entrance hallway and leads to a living / dining room, which is bay-fronted, dual aspect and a feature fireplace complete with a log burning stove. The hallway continues to the kitchen / breakfast room which is truly impressive, with a large fitted cupboard and a separate utility room / W.C. The rear half of this space has been designed to incorporate a breakfast area that opens to the rear, southerly aspect garden. The first floor offers three double bedrooms and a family bathroom that offers a four piece suite. Externally, as previously mentioned, the garden is a southerly aspect and has tastefully been landscaped to provide a patio seating area, a lawn that leads to hard standing at the rear, which provides off street parking. The property offers a gas fired central heating system and double glazing throughout. This property must be seen to be appreciated. All viewings are strictly by appointments via the Sole Agent Jenkinson Estates.



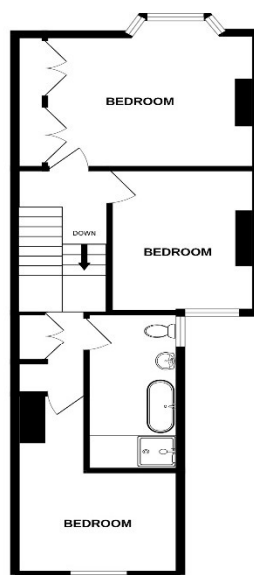
Council Tax Band C



GROUND FLOOR



1ST FLOOR



While 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 for 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**

**Hallway**

**Sitting / Dining Room**

24'4" x 10'9" (7.42m x 3.28m)

**Kitchen / Breakfast Room**

31'1" x 9'8" (9.47m x 2.95m)

**Utility Room/W.C.**

7'9" x 6'1" (2.36m x 1.85m)

**First Floor Landing**

11'8" x 5'0" (3.56m x 1.52m)

**Bedroom One**

19'7" x 9'9" (5.97m x 2.97m)

**Bedroom Two**

11'2" x 14'2" (3.40m x 4.32m)

**Bedroom Three**

9'0" x 8'9" (2.74m x 2.67m)

**Family Bathroom**

14'2" x 6'0" (4.32m x 1.83m)

**Front and Rear Gardens**

**Parking**

