



Jenkinson realestates

Sydney Road | Walmer

Deal

Asking Price £550,000

Freehold

Energy Performance Rating = D

Semi Detached Home

Offering Four Bedrooms

Garage to Rear

Front and Rear Gardens

Arranged Over Three Floors

Separate Utility and Shower Room

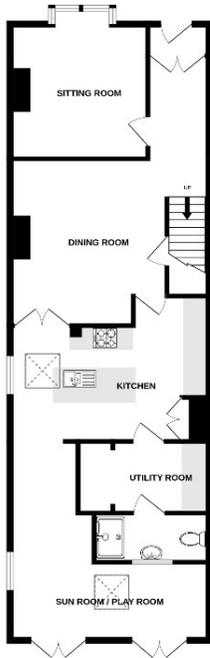
Jenkinson Estates are pleased to bring to the market this charming, semi detached Victoria Family Home in the ever popular location of Sydney Road, Walmer. The property is accessed via an entrance hallway and leads to a sitting room and separate dining room. From here the property continues to impress with a spacious kitchen, a utility room and a separate shower room. At the rear of the property is a sun room / play room that opens to the garden via two sets of double doors. The first floor continues to impress with a large landing which leads to the three bedrooms and the family bathroom. There is also a study, which has a staircase leading to the second floor where the master bedroom is located. Externally the property benefits from gardens both front and rear. The rear garden is mostly laid to lawn with the addition of a patio and a summer house. There is also the added benefit of a garage located to the rear. Being close to the local schools, the mainline railway station of Walmer and local amenities, this property is situated in an ideal location. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band D



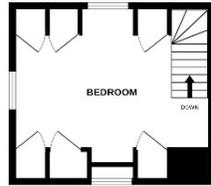
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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 Porch;
Hallway

Sitting Room

12'1" x 11'5" (3.68m x 3.48m)

Dining Room

15'6" x 12'1" (4.72m x 3.68m)

Kitchen

15'4" x 11'7" (4.67m x 3.53m)

Utility Room

9'2" x 4'3" (2.79m x 1.30m)

Shower Room

9'1" x 3'4" (2.77m x 1.02m)

Sun Room / Play Room

L- Shaped 15'8" x 14'7" (4.78m x 4.45m)

First Floor Landing

Bedroom Two

12'1" x 9'9" (3.68m x 2.97m)

Bedroom Three

12'0" x 9'9" (3.66m x 2.97m)

Bedroom Four

8'4" x 8'4" (2.54m x 2.54m)

Family Bathroom

7'6" x 6'0" (2.29m x 1.83m)

Study

8'7" x 5'3" (2.62m x 1.60m)

Second Floor

Bedroom One

14'1" x 11'9" (4.29m x 3.58m)

Front and Rear Gardens

Garage

