



Jenkinson realestates

Reach Road
St Margarets at Cliffe
Asking Price £475,000

Freehold

97 SQ. Metres (1044.10 SQ. Feet)

Council Tax: D

EPC Rating = D

Impressive Semi Detached Home

Offering Three Bedrooms

Paved Driveway

Landscaped Rear Garden

Ground Floor Shower Room

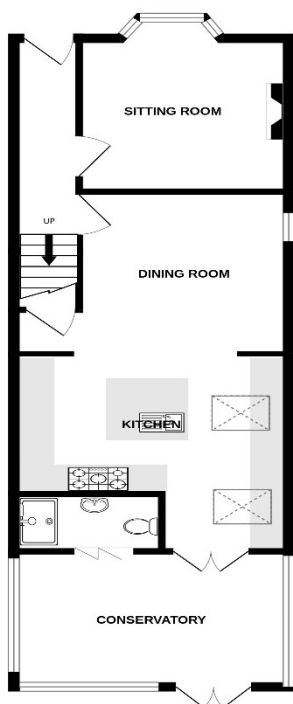
Spacious Kitchen / Dining Room

Jenkinson Estates are pleased to bring to the market this impressive semi detached home in the popular location of Reach Road, St Margarets at Cliffe. This home offers spacious accommodation throughout, is beautifully presented and really must be viewed to be appreciated. The property is accessed via an entrance hallway that leads a sitting room and into an open plan kitchen / dining room. This offers a wonderful space and includes an island, Velux windows and doors leading to the conservatory. The ground floor is completed with a separate shower room. The first floor continues to impress with three bedrooms, two doubles and the third a single. The family bathroom completes the accommodation. Externally the property benefits from a paved driveway, which offers ample off road parking, to the front. There is also a landscape garden, with raised flower beds, patio seating area and an additional space, via a gate at the rear, which has been created to offer an entertainment area with a large outbuilding which has electrics, double glazing and a log burning fire. There is also the addition of a time frame external kitchen that sits on a large patio area. The property is double glazed throughout and has a gas fired central heating. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates

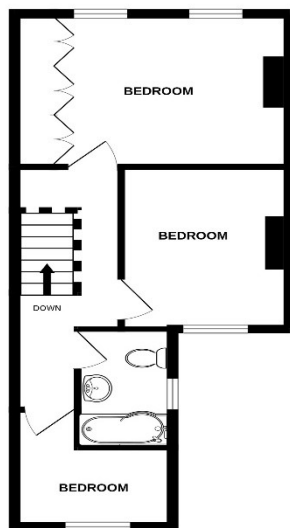




GROUND FLOOR



1ST 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 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 Via;

Hallway

Sitting Room

12'9" x 12'4" (3.89m x 3.76m)

Dining Room

12'0" x 11'6" (3.66m x 3.51m)

Kitchen

15'1" x 13'2" (4.60m x 4.01m)

Conservatory

15'4" x 11'1" (4.67m x 3.38m)

Shower Room

First Floor Landing

Bedroom One

15'3" x 12'0" (4.65m x 3.66m)

Bedroom Two

12'1" x 11'2" (3.68m x 3.40m)

Bedroom Three

8'6" x 8'0" (2.59m x 2.44m)

Family Bathroom

9'2" x 5'5" (2.79m x 1.65m)

Driveway

Rear Garden

Outbuilding

