



Charles Bainbridge



25 Underwood Close,  
Canterbury, Kent, CT4 7BS

£675,000











A handsome detached family house in an enviable setting, on a no-through road on the south side of Canterbury with easy access to schools, hospitals, and shopping facilities. The accommodation is attractively presented, having been significantly upgraded by the current owners. There is an attractive reception hall with w.c and an impressive glazed staircase rising to the first floor. There are three reception rooms: a sitting room to the rear with patio doors overlooking and opening onto the garden, a family room to the front adjoining the kitchen/dining room, and a separate study. The kitchen is attractively and comprehensively fitted and features solid timber work surfaces and a range of integral appliances. From the dining area patio doors open onto the garden. On the first floor bedroom one enjoys a comprehensive ensuite bathroom and fitted wardrobes. There are two further double bedrooms both with fitted wardrobes and a single bedroom to the front plus a separate family shower room. The property benefits from double glazed windows and doors and gas fired central heating.

Externally from the road access is gained onto a driveway to the side providing parking and access to the double garage. There is a further area of garden onto the front boundary with mature shrubbery and eucalyptus tree. The rear garden is approx. 55ft (16.75m) wide x 36ft (10.96m) deep with an attractive paved seating area having raised beds and lawn with borders well-stocked with a variety of shrubbery and small trees. There is a further paved seating area to the corner of the garden incorporating raised beds and integrated seating. To the side is a timber shed and a pedestrian gate gives access to a path leading to the front. A door gives direct access into the double garage which has two up-and-over doors to the front and power and lighting connected.

The property is set in an enviable position in South Canterbury close to St. Lawrence Cricket Ground and with easy access to Canterbury City centre. Both the Simon Langton Boys' and Girls' Grammar Schools are nearby, within comfortable walking distance, as is St. Anselm's Catholic School. Kent & Canterbury and Chaucer Hospitals are also easily accessible. There is an enviable choice of additional schools in the City and Canterbury West station provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins. Ashford International station is accessible to the west via the A28 and the Channel Ports of Dover and Folkestone to the south provide regular ferry and Channel Tunnel services to the Continent. The A2 gives easy access to the M2 motorway to the west and the M20 to the south.

Services: All mains services are understood to be connected to the property.

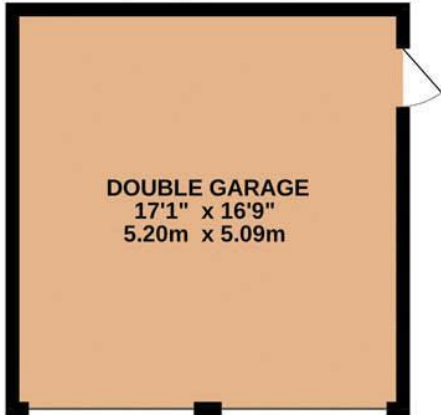
Tenure: Freehold

Council Tax Band: F

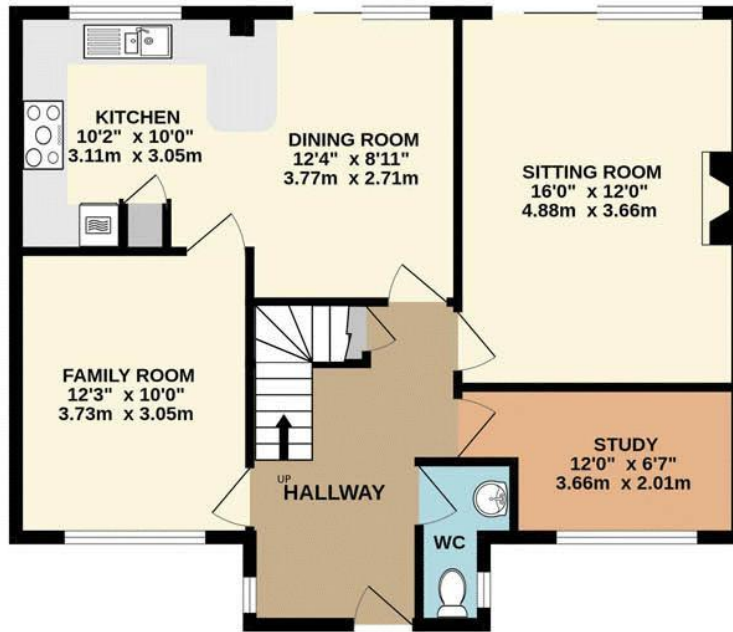
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

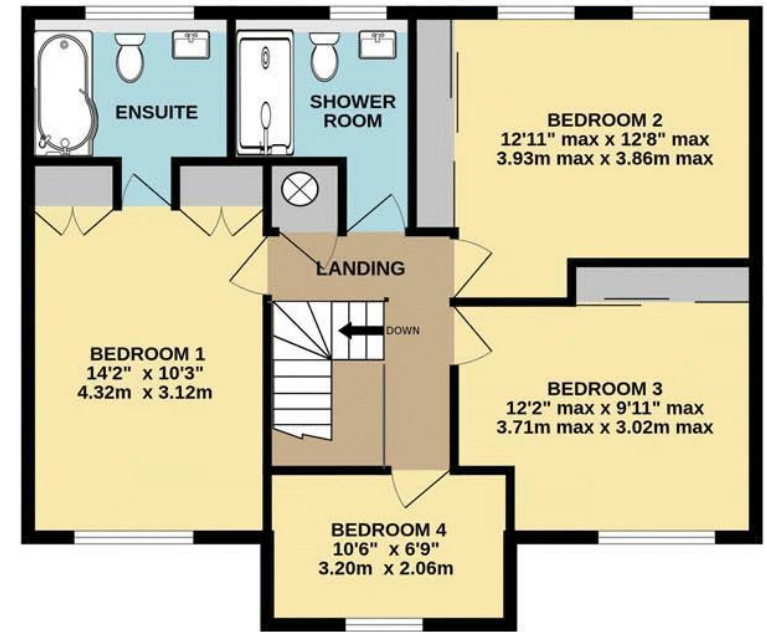
GARAGE  
285 sq.ft. (26.5 sq.m.) approx.



GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

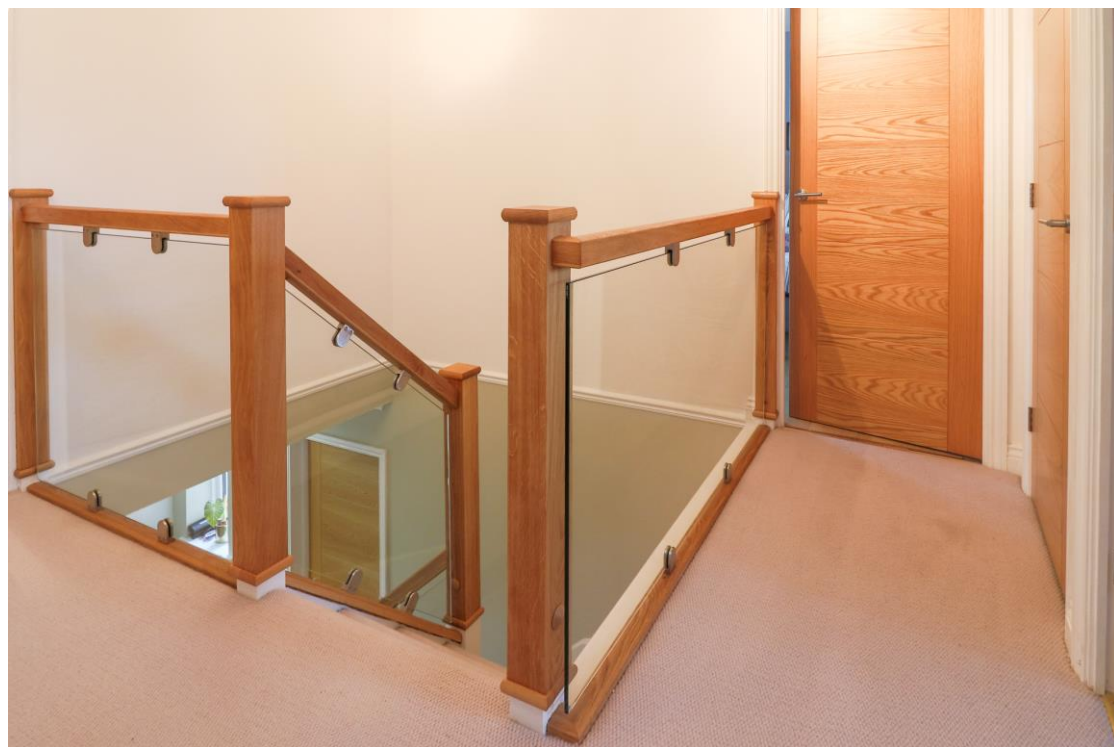
TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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