



Charles Bainbridge



5 King's Park,
Canterbury, Kent, CT1 1QH

£570,000

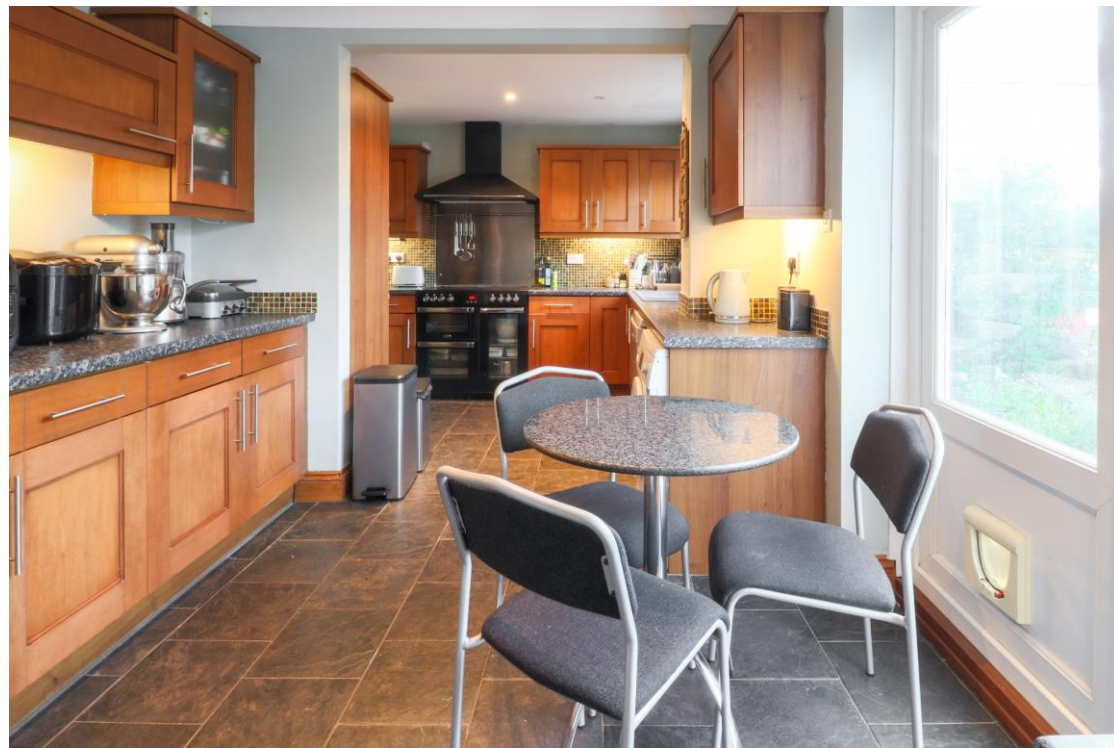


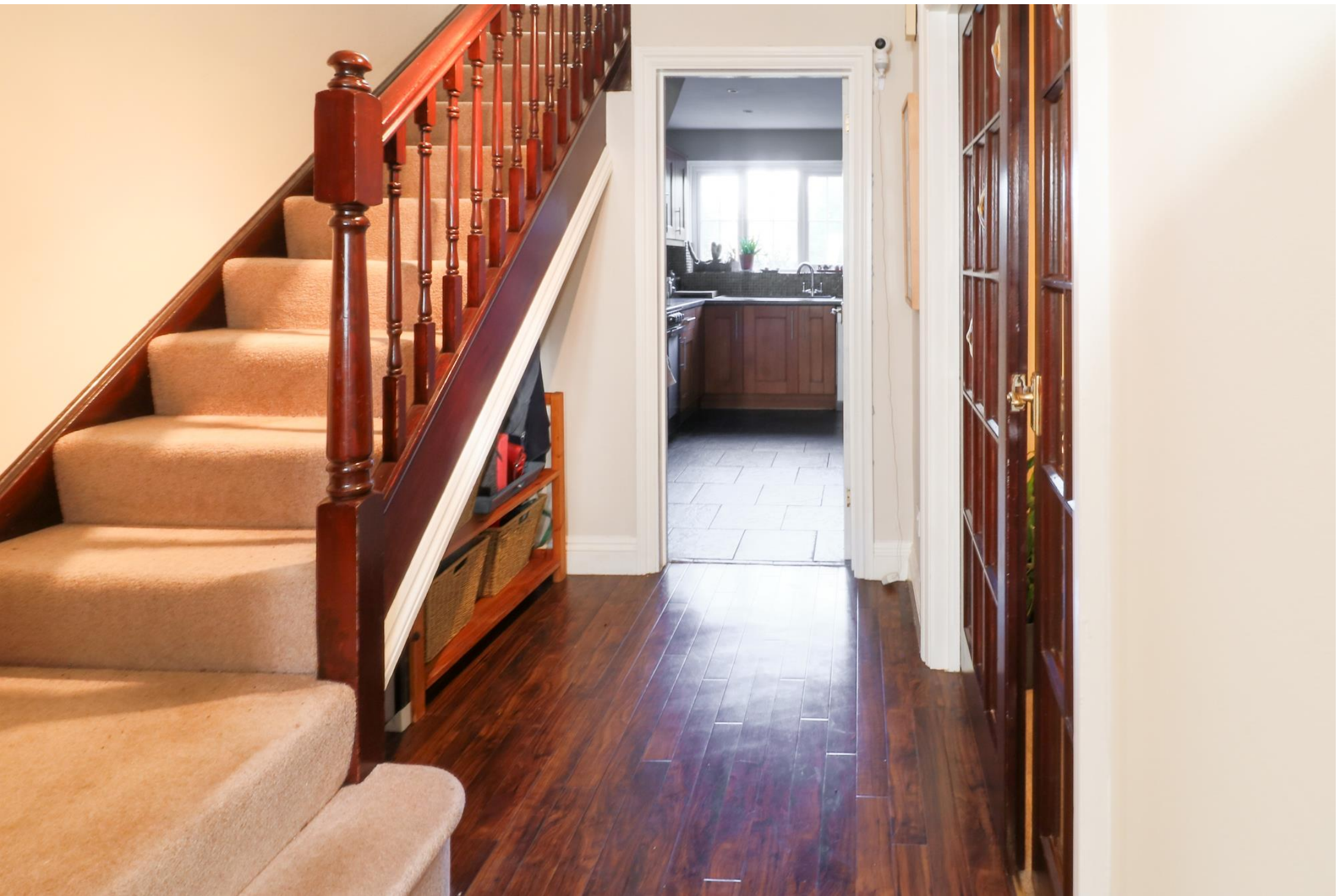












An attractive detached family house in a cul-de-sac setting yet with easy access to central Canterbury and the associated facilities. The property has been extended to the side providing both additional living and bedroom accommodation. On the ground floor is an entrance hall with a staircase rising to the first floor and w.c. There is a dual-aspect sitting room with a fitted wood-burning fire and a separate dining room with a French door overlooking and opening onto the front courtyard garden area. To the rear is a comprehensively fitted kitchen/breakfast room which has double doors opening into the conservatory, in turn overlooking and opening onto the rear garden. On the first floor is an impressive master bedroom suite incorporating a bedroom, dressing room, and ensuite shower room. The second bedroom also boasts its own ensuite shower room and there are two further bedrooms, one double and one single, plus the family bathroom. The property benefits from double glazed windows and gas fired central heating.

Vehicular access is gained onto a driveway providing parking and access to the attached garage. To the side of the drive is a paved area with a canopy porch and access to the front door. Gates provide pedestrian access to both sides of the property. The rear garden includes a paved seating area with an adjacent ornamental pond & a timber bridge reaching a timber decked area. A pedestrian door gives access to the rear of the garage. The rear garden measures approx. 42ft (12.79m) x 24ft (7.31m). The garden extends to the side of the house with raised vegetable beds and to the front is a further enclosed courtyard-style seating area with a decked surface. The side garden area measures approx. 20ft 6 (6.24m) x 40ft (12.18m). The garden is enclosed by a mixture of solid brick walls and wood panel fencing.

The property is set in an attractive no-through road with easy access to Canterbury City Centre and Christ Church University. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities, and a comprehensive range of schools, colleges, and universities including the nearby Christ Church University. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

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

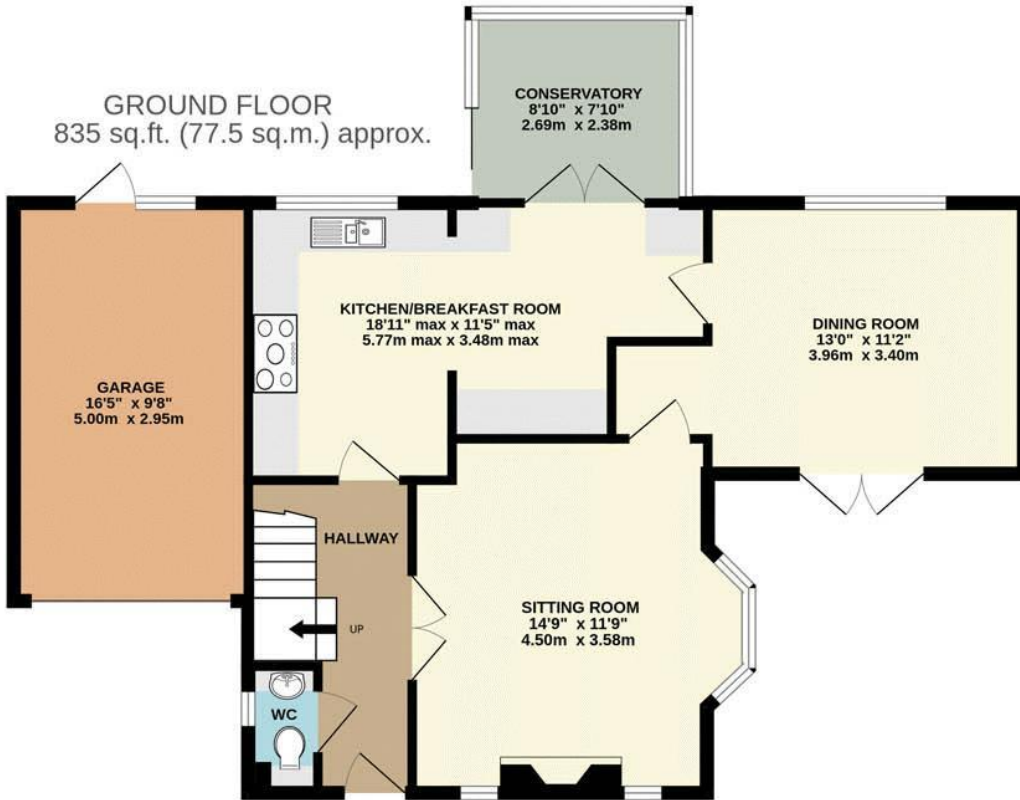
Tenure: Freehold

Council Tax Band: F

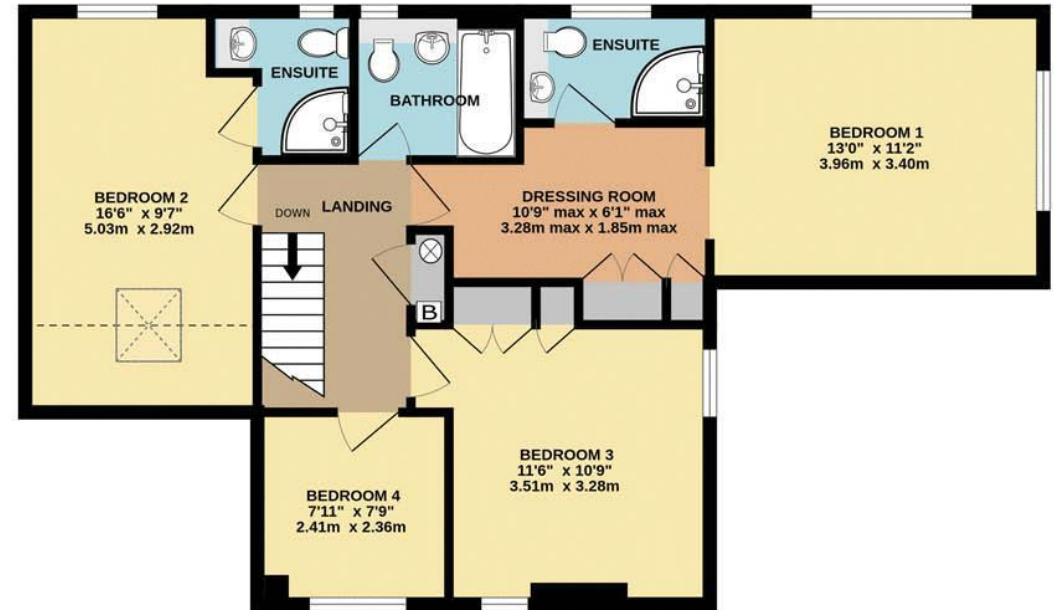
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.

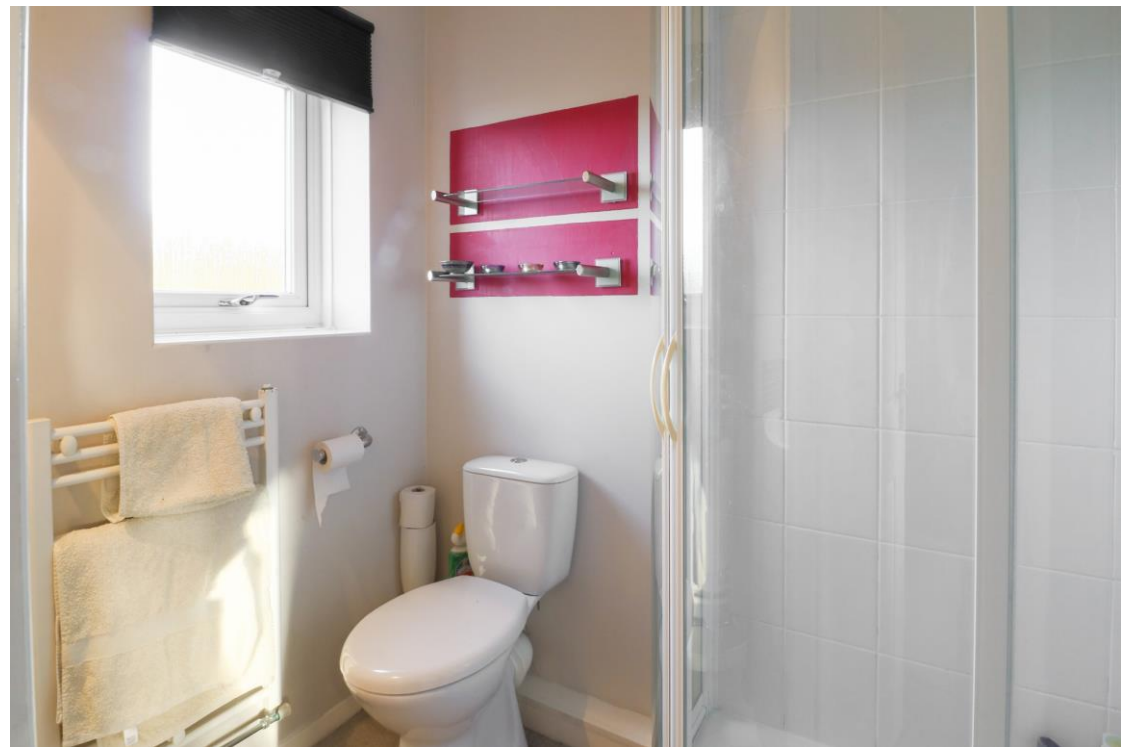


TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC













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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