



Charles Bainbridge



45 Bridge Down, Bridge,
Canterbury, Kent, CT4 5BA

Offers in Excess
of £475,000











A beautifully presented detached bungalow set in a cul-de-sac position in the popular residential setting of Bridge Down. The property offers impressively finished and versatile accommodation. There is a most attractive and well-appointed kitchen/dining room which adjoins the substantial living room to the front. There are three bedrooms and the family bathroom. To the rear is a substantial conservatory overlooking and opening onto the garden. The property benefits from gas fired central heating via a Worcester combination boiler located in the hall cupboard and double glazed windows and doors.

Externally there is an enclosed rear garden with a paved patio, lawn, and borders. Steps lead down to a further lawned area and there is a timber shed to the far corner. A path leads to the side of the property accessing the front. From the road vehicular access is gained onto a tarmac driveway providing parking, there is a front lawn with shrubbery and paths that access the side kitchen door and the front door. To the side of the house is a walk-in store.

The property is located in a highly regarded residential location in the popular village of Bridge with easy access to the surrounding countryside. Bridge offers a comprehensive range of local amenities including a mini supermarket, pharmacy, dentist, hairdressers, and Tea Rooms. There are three public houses in the village, a modern health centre, and a popular primary school. The highly regarded Pig Hotel at Bridge Place, is a handsome 17th century manor house providing a wonderful boutique style hotel and restaurant in a delightful setting. The surrounding countryside provides good walking, riding, and cycling. The Cathedral City of Canterbury is easily accessible providing a comprehensive range of shopping, leisure, and educational facilities, as well as a regular High-Speed rail service from Canterbury West station to London St. Pancras with a journey time of approximately 55 minutes.

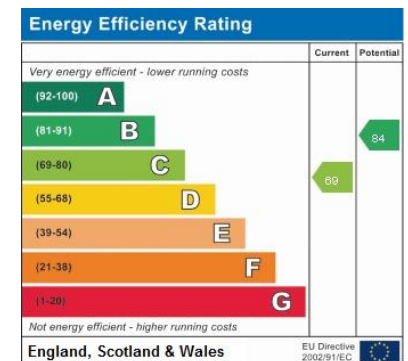
Services: All mains services are understood to be connected to the property.

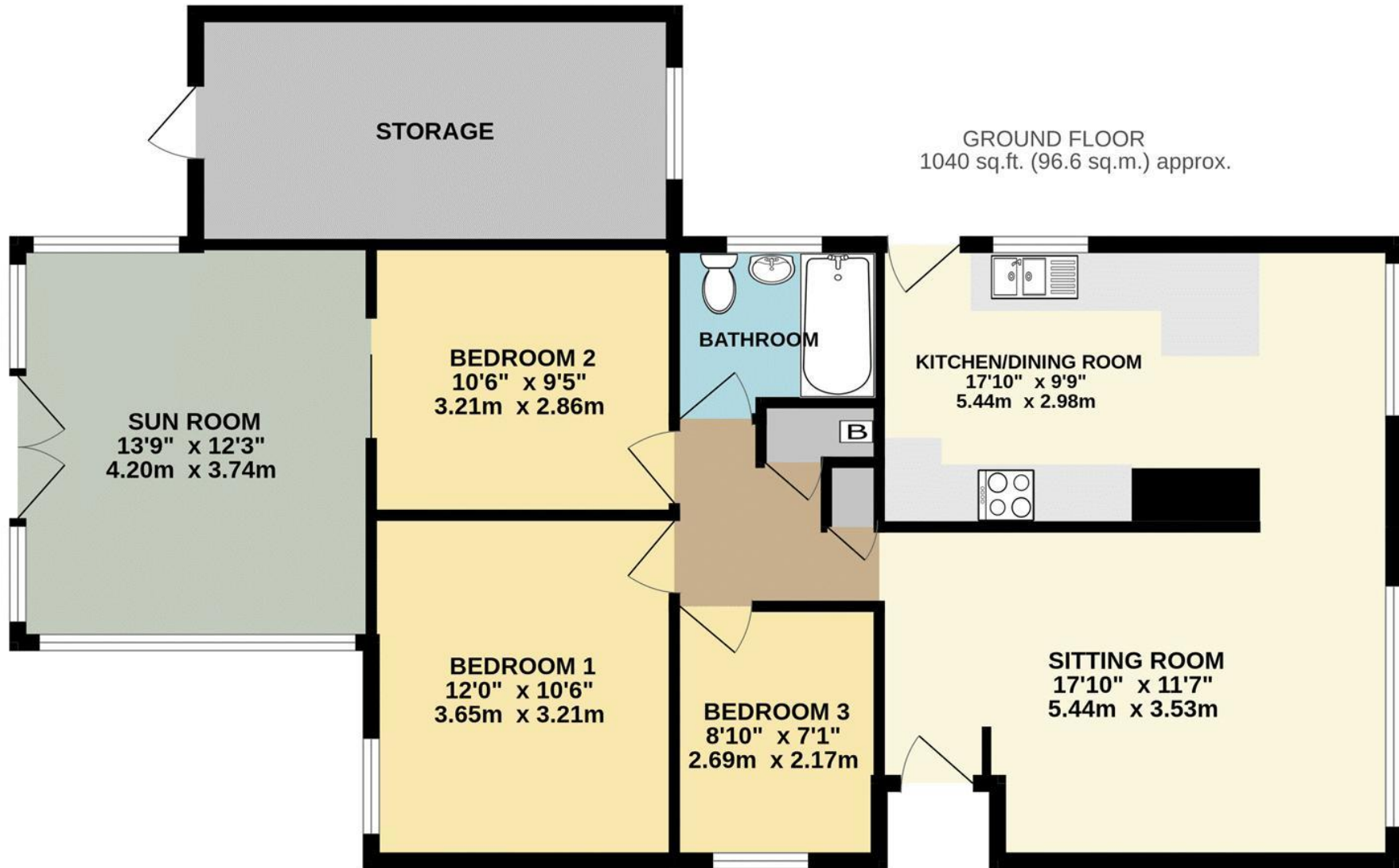
Tenure: Freehold

Council Tax Band: D

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
1040 sq.ft. (96.6 sq.m.) approx.

TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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