



Charles Bainbridge



53 Hackington Road, Tyler Hill, Canterbury, Kent,
CT2 9NE

£525,000





A well-located detached family house having undergone a significant two storey extension to the rear, now providing comprehensive accommodation. On the ground floor is an attractively fitted kitchen which adjoins the separate dining room, in turn overlooking and opening onto the rear garden. There is a study to the front and utility room incorporating WC. To the rear is a substantial sitting room overlooking the garden with an attractive fireplace. On the first floor there is a comprehensive master bedroom suite incorporating bedroom, dressing room, fitted with a range of wardrobes and drawers, and separate ensuite shower room. There are three further bedrooms plus the family bathroom. The property benefits from gas-fired central heating and double-glazed windows and doors.

From the road, vehicular access is gained onto a shingle driveway providing parking and turning. There are mature borders, and a paved slope provides access to the front door. There is an enclosed rear garden measuring approx. 48' 0" x 31' 0" (14.62m x 9.44m) with a paved seating area and lawn having deep mature borders well stocked with ground covering plants, shrubbery and mature small trees. To the rear of the garden is an area with slate chipped surface and attractive timber summerhouse. A side gate provides access to a path leading to the front driveway. To the remaining side is a covered lean-to passageway.

The property is set in the popular village of Tyler Hill near Canterbury. The village enjoys a lovely park, and the surrounding area includes Blean Woods providing extensive walking and the nearby Crab and Winkle way is a delightful off-road path to Whitstable offering a quiet walking and cycling route. Tyler Hill enjoys a popular pub/restaurant, The Tyler's Kiln, and has easy access to the University of Kent, the nearby independent schools, St Edmund's and Kent College and the City centre. Canterbury boasts an extensive range of amenities including a wide range of shops, restaurants, cafes and pubs plus recreational facilities, schools, colleges and universities. Canterbury West train station provides the High-Speed rail link services to London St. Pancras in approx. 55mins. Easy access can be gained onto the A2 to Dover and the M2 to London.

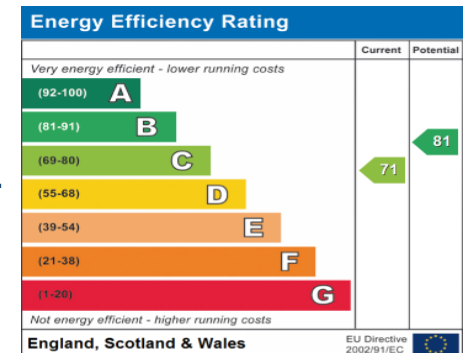
Services: All mains services are understood to be connected.

Tenure: Freehold

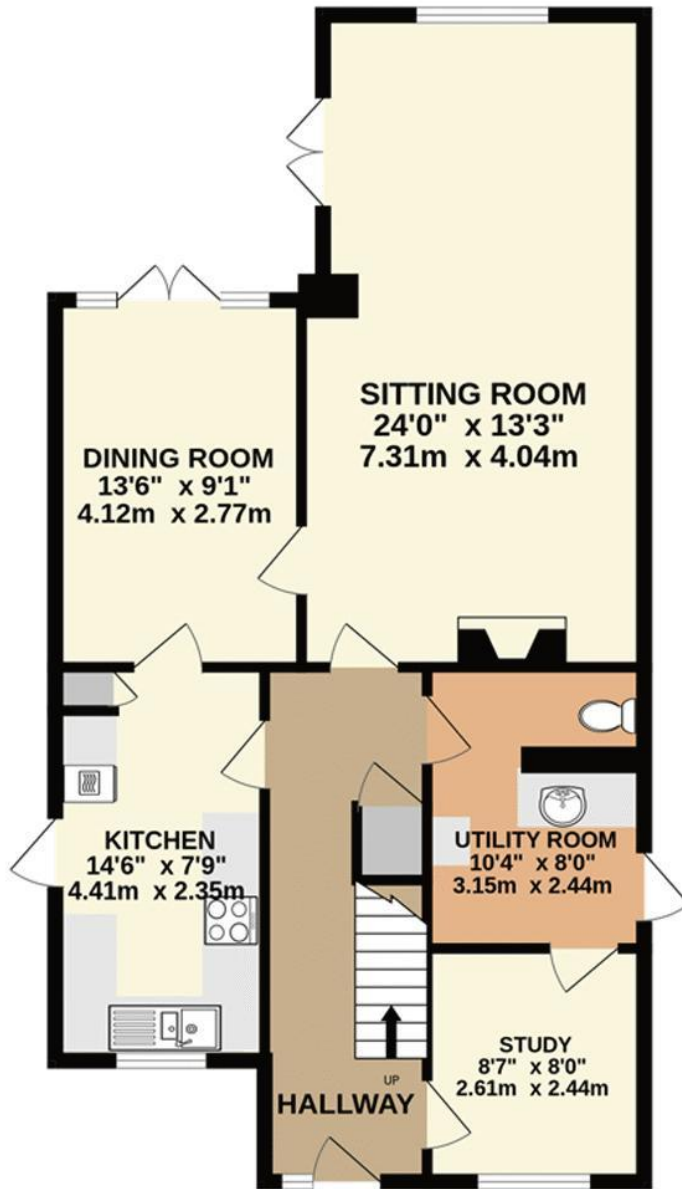
Council Tax Band: E

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
780 sq.ft. (72.5 sq.m.) approx.



FIRST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.

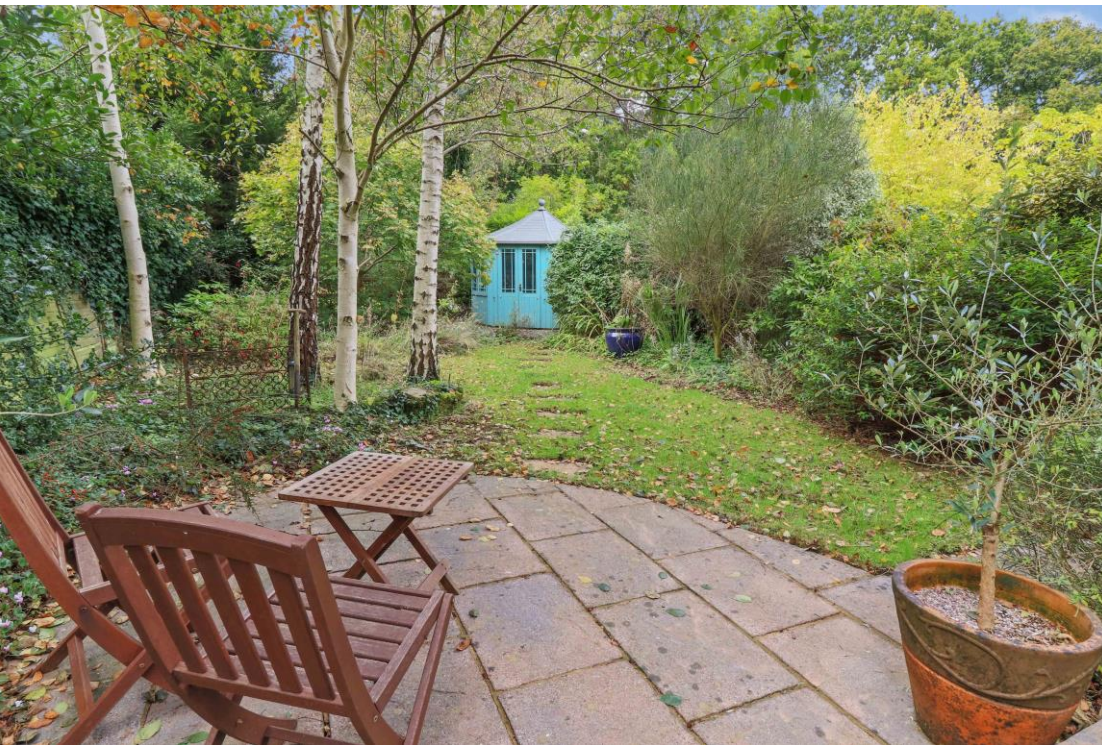
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2024















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.



1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com

charlesbainbridge.com