



Charles Bainbridge



79 Beaconsfield Road,
Canterbury, Kent, CT2 7LG

£525,000









An impressive, detached family house providing comprehensive and versatile accommodation located on the edge of the City centre. The accommodation includes an entrance porch and spacious hallway and a large sitting/dining room overlooking and opening onto the garden. There is a kitchen and rear utility porch with a pedestrian door to the garden, and to the side a study (currently set up as a guest bedroom) and useful downstairs w/c with shower. The property has been extended to provide an annexe with a dual-aspect room opening onto the garden and shower room. Upstairs there are three double bedrooms, the family bathroom, and a balcony from the landing. The house benefits from double glazed windows with some triple glazing, double glazed doors, gas fired central heating, and all mains services.

Externally the property is approached with an in-and-out driveway accessing two garages, one on either side of the property. To the rear is a well-maintained garden with a paved patio and steps to the lawn edged with mature borders enclosed by wood panel fencing. There is a further shingle area with an outside store and to the side is pedestrian access.

The property is conveniently positioned with easy access to the City centre and Canterbury West station and is well served by public transport and a host of nearby facilities including a local shop, pharmacy, post office, and pub. The City centre is a short walk offering a comprehensive range of shops, restaurants, and leisure facilities with a wide selection of schools across Canterbury together with an impressive range of colleges and universities. Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approximately 55 mins.

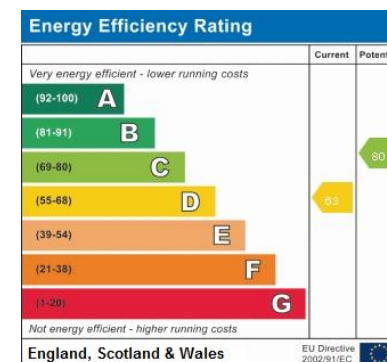
Services: All mains services are understood to be connected to the property.

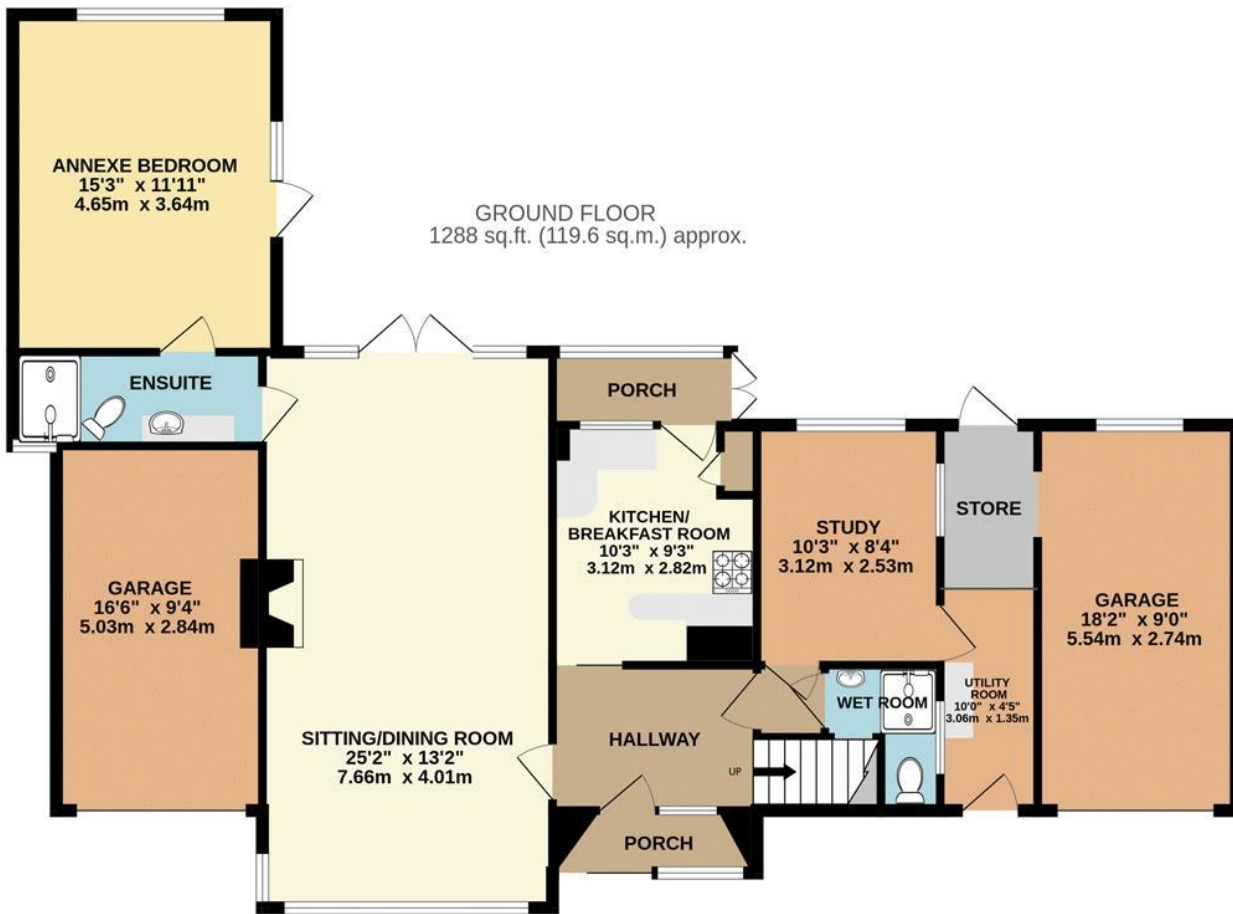
Tenure: Freehold

Council Tax Band: F

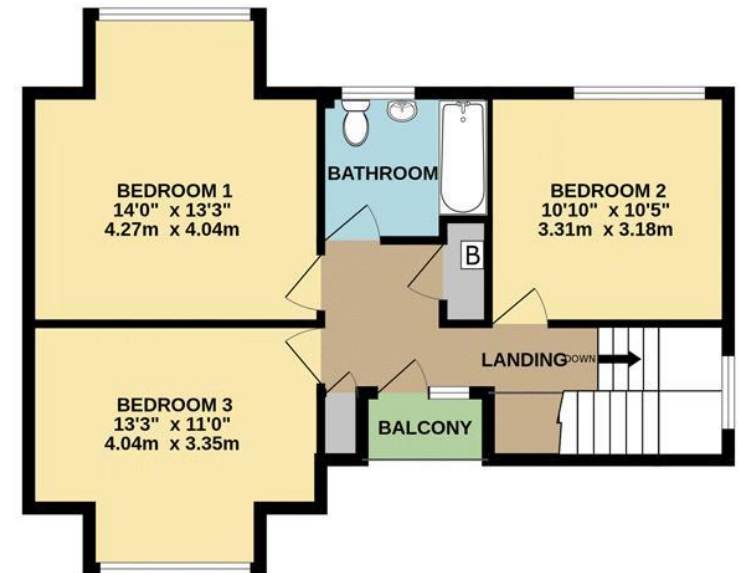
Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

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





1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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.











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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