



Charles Bainbridge



86 Heaton Road,  
Canterbury, Kent, CT1 3QA

£475,000

















A beautiful period home set in a highly desirable location, within easy reach of both Wincheap and Canterbury City Centre. The property offers spacious and versatile accommodation ideal for family living. On the ground floor, there is a spacious entrance hall with stairs rising to the first floor, and a sitting room with a large bay window and feature fireplace. Adjoining this is a dining room, also with a feature fireplace, which opens into the conservatory, offering a good sized room with patio doors overlooking and opening onto the garden. The attractive kitchen is well-equipped with a range of wall, drawer and floor units, a built-in oven, hob and extractor, plus space for a freestanding dishwasher, fridge and freezer. A separate utility room provides further convenience, along with an additional downstairs w.c. On the first floor there are three well-proportioned bedrooms, including a spacious principal bedroom with built-in wardrobes. A contemporary family bathroom features a bath with shower over, wash hand basin & w.c. Planning permission has previously been approved for a two-storey side and front extension and a single-story front extension. This has now lapsed and could be resubmitted if required. The property benefits from gas fired central heating and double glazed window and doors.

Externally, the property boasts a large enclosed rear garden with a paved patio and lawn area. A substantial log cabin at the bottom of the garden provides an ideal space for various uses such as an at home office, gym, studio or additional storage. To the front of the property is a generous driveway providing ample off-street parking for a number of vehicles.

The location is perfect for those who enjoy the convenience of being within walking distance of Canterbury City Centre, with its wide range of shops, restaurants, and cultural attractions. There are excellent transport links, including two mainline railway stations, with Canterbury West offering the High-Speed Link to London St. Pancras in approximately 55 minutes. The A2 and M2 are easily accessible, making travel to Dover and London straightforward.

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

Tenure: Freehold

Council Tax Band: D

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

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

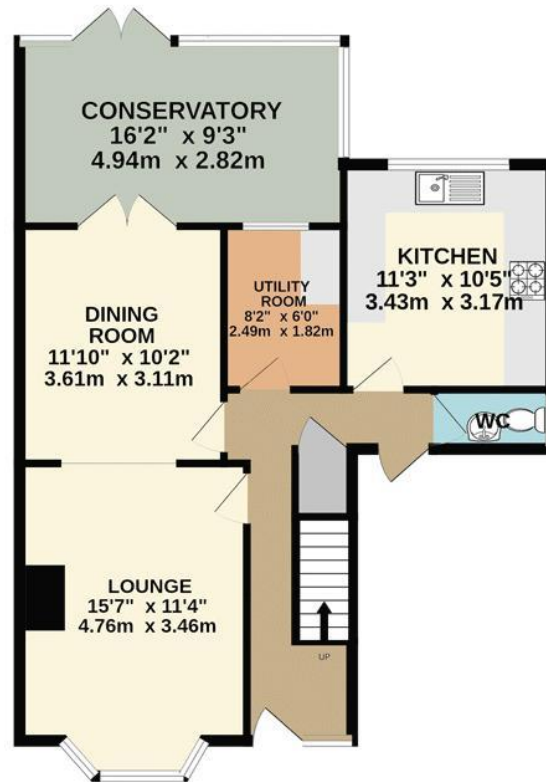




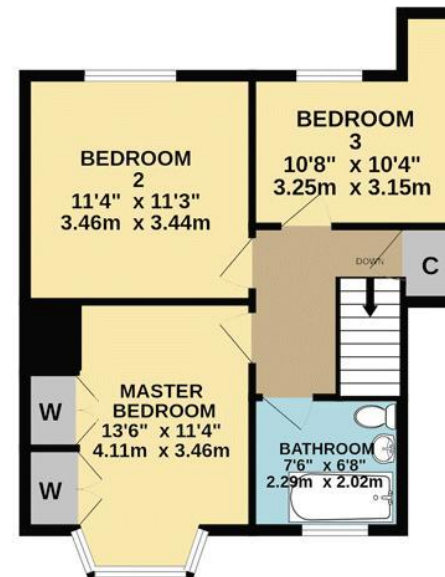
TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

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) <b>A</b>                           |         | 84                         |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            | 68      |                            |
| (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<br>2002/91/EC |



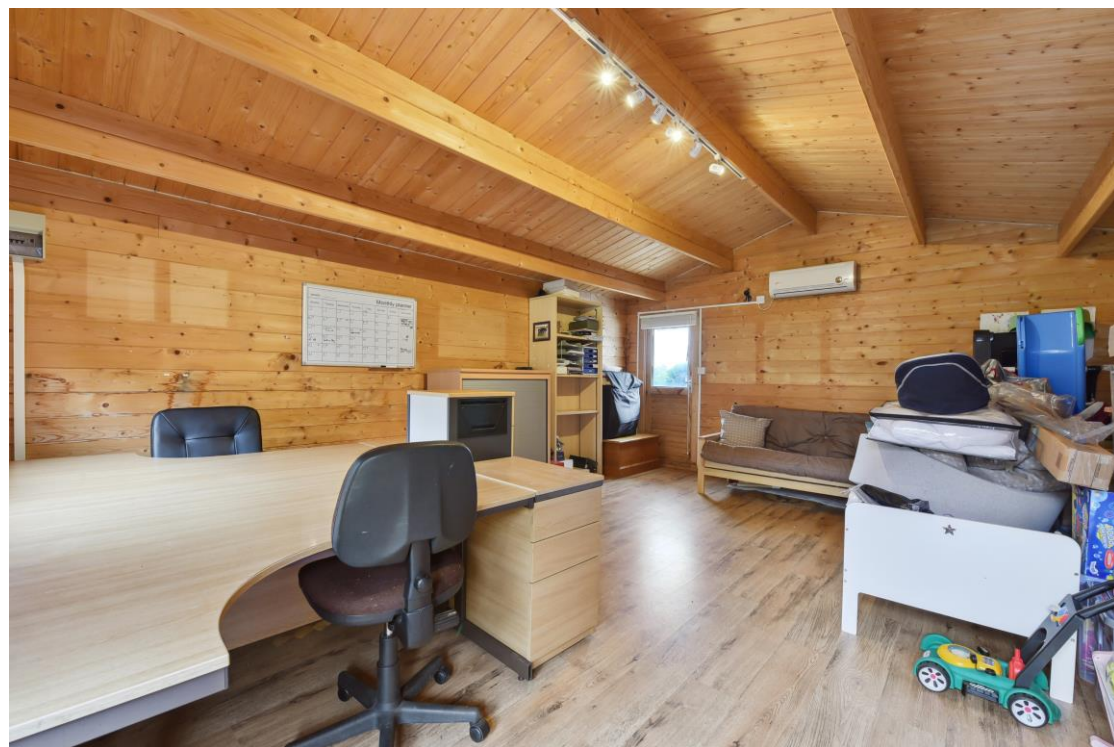
GROUND FLOOR  
1020 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



















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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