



Charles Bainbridge



2 Abbey Gardens,
Canterbury, Kent, CT2 7EU

£575,000



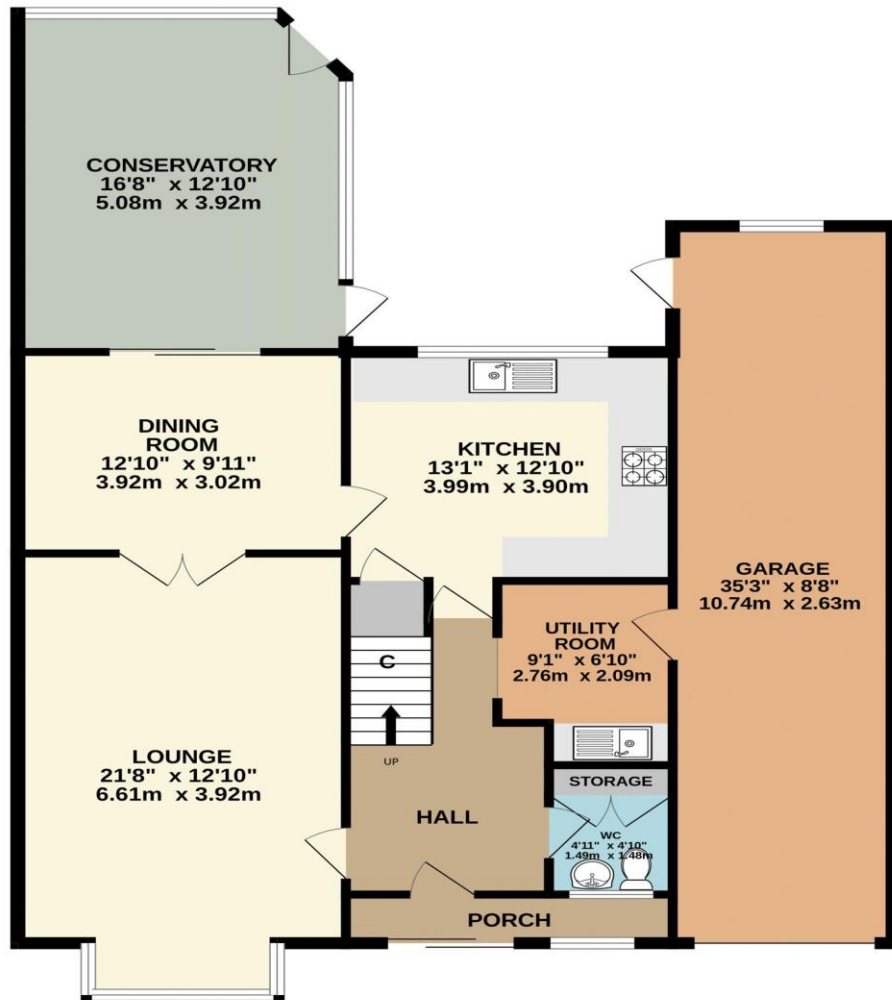


Positioned in a quiet and leafy cul-de-sac within the popular Abbey Fields development, this substantial four-bedroom detached property offers a rare opportunity to acquire a versatile family home with outstanding potential. Just a short walk from Canterbury city centre, Canterbury West station and a variety of excellent schools, 2 Abbey Gardens enjoys a prime location in one of the area's most sought-after residential neighbourhoods. The property features a wide driveway, integral garage, and mature front garden, giving a warm and established feel from the outset. Inside, the spacious entrance hall leads to a dual-aspect living room of generous proportions. From here, double doors open into a formal dining room and onward to a conservatory, which opens directly onto the south-facing rear garden. The kitchen, with ample workspace and views over the garden, adjoins a separate utility room and provides internal access to the full-length garage and workshop, offering additional storage or potential for conversion (subject to planning). Upstairs, four comfortable double bedrooms are all equipped with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining rooms. With light-filled interiors and a traditional layout, the upstairs space is well-suited to growing families or multi-functional use, such as home working or guest accommodation. The rear garden is a tranquil and private haven, with well-established borders, patio seating areas, and raised beds. With its sunny aspect and enclosed setting, it offers a welcoming outdoor retreat and excellent potential for landscaping or personalisation. While the home has been well maintained, it also presents a wonderful opportunity for modernisation, offering buyers the chance to put their own stamp on a generously sized and well-located property. EPC Rating 72C - Council tax band F - Freehold

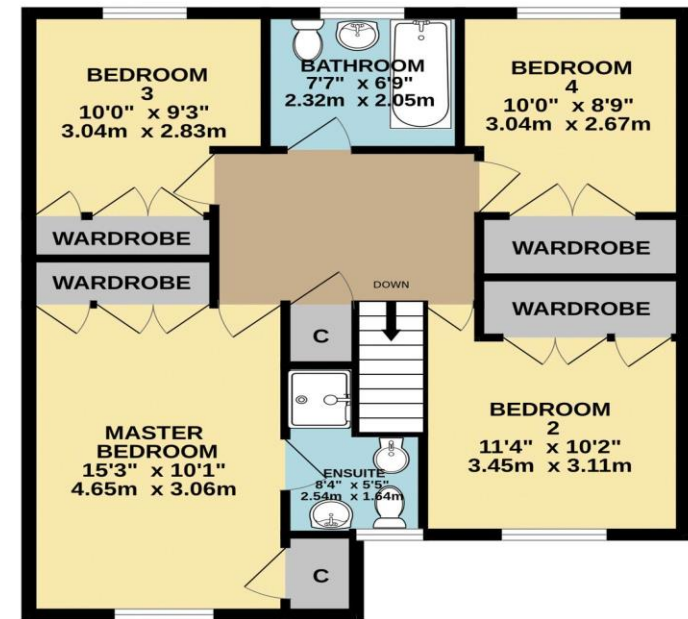
Located in the desirable Abbey Fields development, just a short stroll from Canterbury's historic city centre, this property enjoys easy access to highly regarded schools, Canterbury West station (with high-speed links to London), riverside walks and an array of shops, restaurants and cultural attractions.

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

GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.

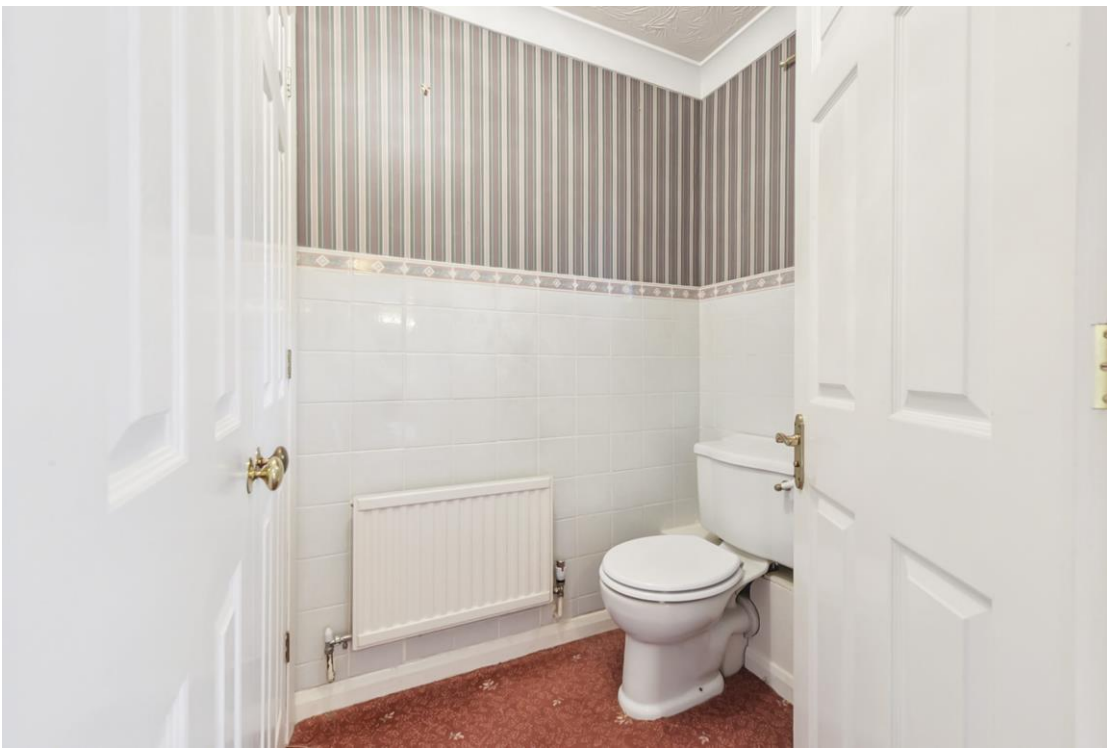


TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

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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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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