



Charles Bainbridge



21 Rough Common Road,  
Rough Common, Canterbury, Kent, CT2 9DL

£510,000





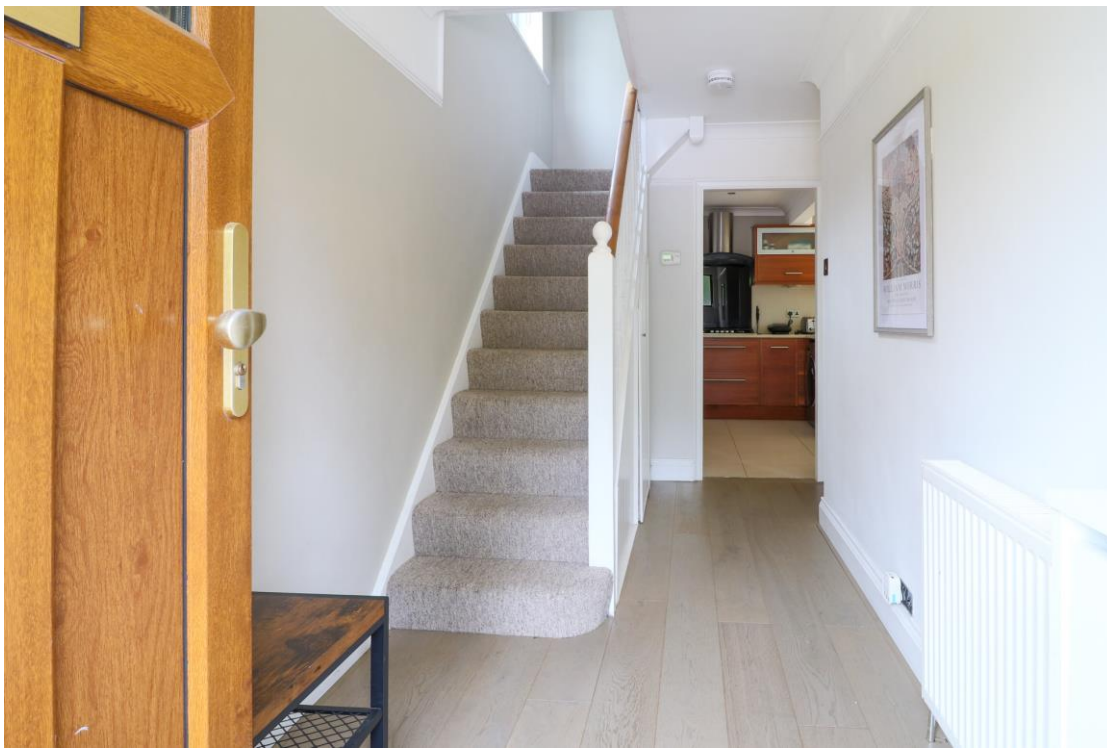












An attractive semi-detached family house having undergone internal reconfiguration and refitting in recent years providing comprehensive accommodation over three floors. The property is well presented throughout with a sitting room to the front with pretty bay window. There is a well fitted kitchen/breakfast room opening into a large conservatory to the rear for dining and family space which opens onto and overlooks the garden. On the first floor are two double bedrooms, the family bathroom and a spacious landing with storage cupboard. There is a substantial loft conversion providing a further two bedrooms and shower room.

Externally there is a shingle driveway to the front providing parking with side pedestrian gate to access the rear of the property. The garden measures approx. 45ft 5 x 25ft 5 (13.80m x 7.70m) and includes a paved patio and artificial lawn with mature shrubs in borders. To the rear is a substantial shed/workshop with a decked area for further seating. The garden is fully enclosed and has an outdoor tap and electric socket.

The property is located in a highly regarded residential area in Rough Common and ideally situated for the nearby independent Schools of St. Edmunds and Kent College. It is also a short walk from the highly rated Blean Primary School. Rough Common benefits from a local general store and nearby Blean Woods provide extensive walking. The Crab and Winkle Way offers delightful walking and cycling through to Whitstable. Canterbury City centre is easily accessible and offers a comprehensive range of shops, restaurants and leisure facilities, also Canterbury West Station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

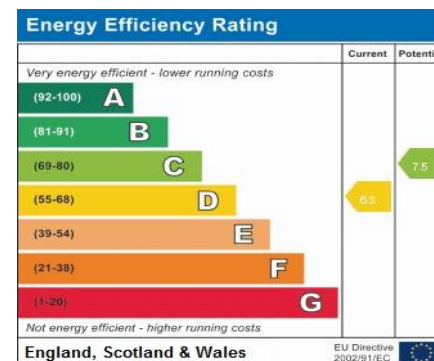
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

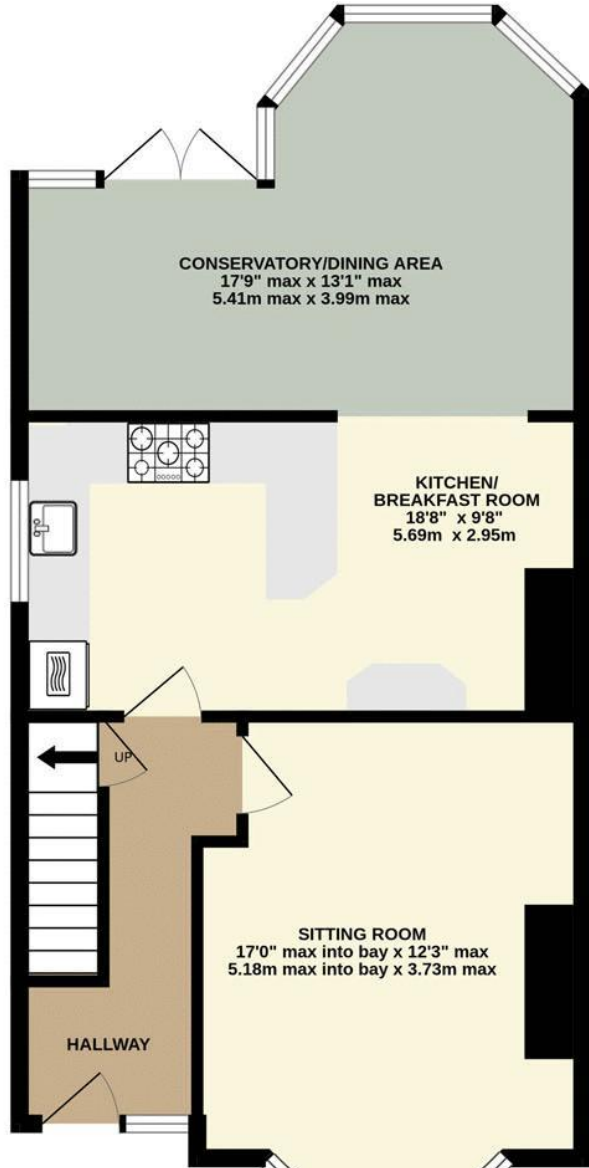
Council Tax Band: D

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](mailto:sales@charlesbainbridge.com)





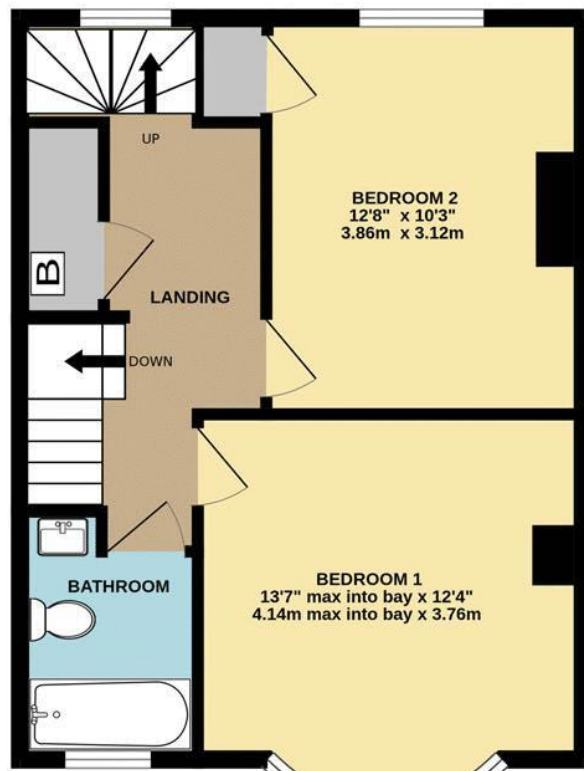


GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.

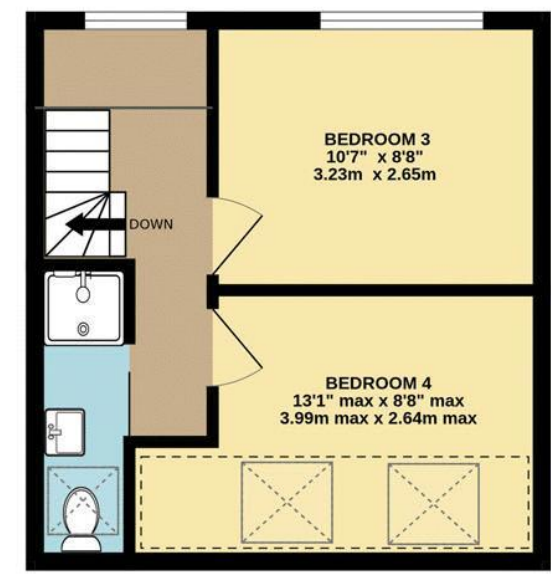
TOTAL FLOOR AREA : 1334 sq.ft. (124.0 sq.m.) approx.

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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1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
287 sq.ft. (26.6 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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