



Charles Bainbridge



36A St. Martins Road, Canterbury, Kent, CT1
1QW

£440,000





The welcoming entrance hall sets the tone, opening onto two versatile reception rooms to either side – perfect for relaxing or working from home. To the rear, the house opens into a bright and spacious open-plan kitchen/dining room, designed very much with modern family living in mind. A practical downstairs cloakroom and useful storage options ensure the home functions beautifully day-to-day. Upstairs, the master bedroom enjoys its own en suite shower room, while a further double bedroom and a third single/study are served by a well-appointed family bathroom. The property enjoys an excellent sense of privacy, being set back from the road and approached via a generous front garden. To the rear, a large south-facing garden extends away from the house, laid to lawn with a patio area, offering plenty of scope for outdoor entertaining and family activities.

Ideally positioned in a sought-after area, the house is within walking distance of Canterbury’s vibrant city centre, Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

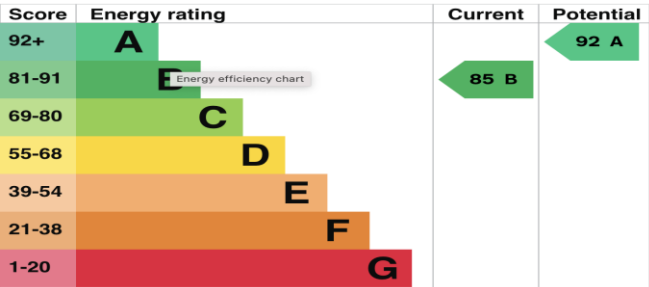
Services: All main services are understood to be connected to the property.

Tenure: Freehold

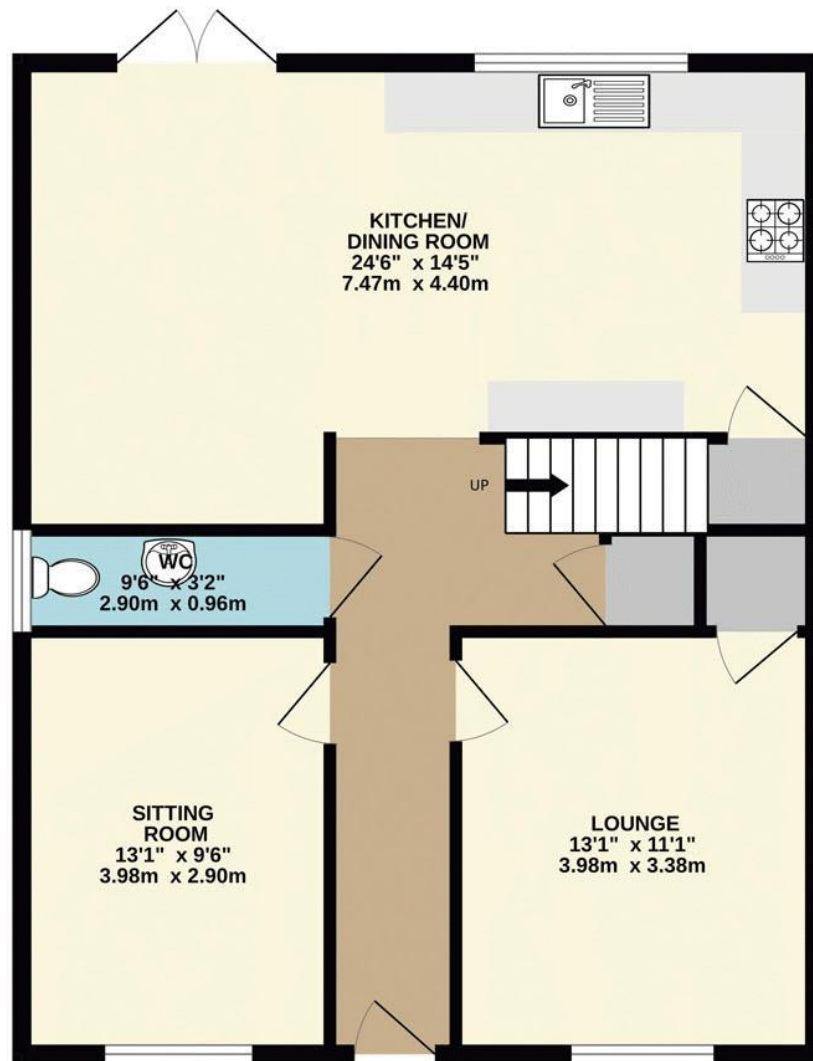
Council Tax Band: E

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

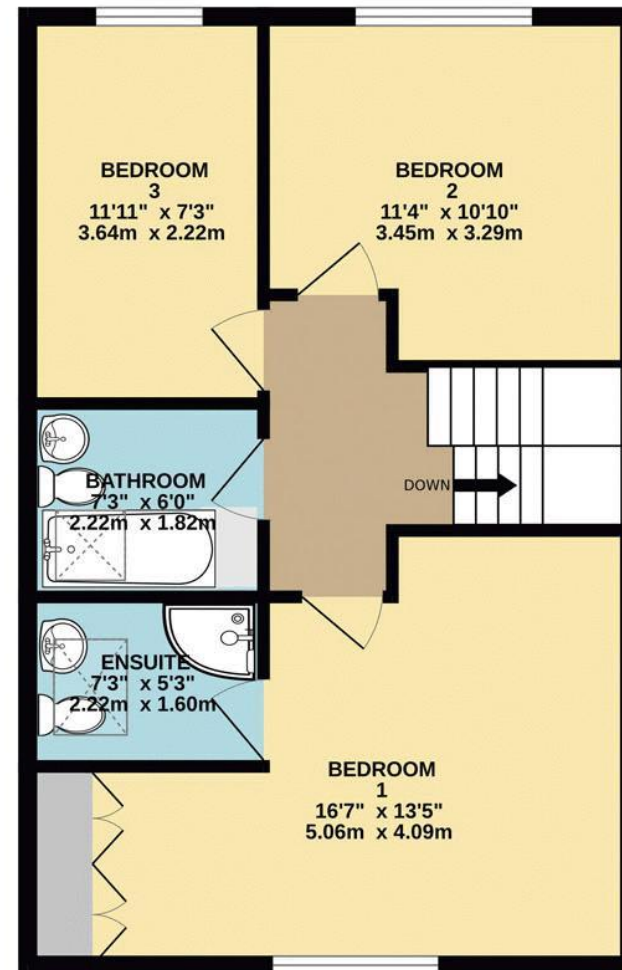
We would be pleased to arrange a viewing by appointment; simply call
01227 780227
or email
sales@charlesbainbridge.com



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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.
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