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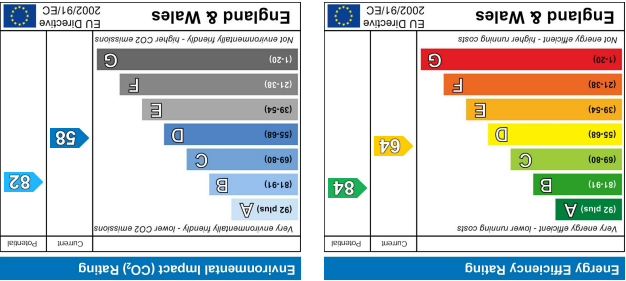
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The Property Ombudsman

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YOUR PROPERTY AGENT



60 BRIDGE DOWN  
BRIDGE

OFFERS IN EXCESS OF £370,000



- Three Bedroom Detached Bungalow
- Garage and Ample Driveway Parking
- Fitted Kitchen
- Two Reception Rooms
- Large Rear Garden and Workshop
- Highly Desirable Village Location
- Well Presented Throughout
- Short Drive to City of Canterbury
- Viewing Recommended

## ABOUT

**\*\*QUIET CUL-DE-SAC LOCATION\*\***

Sought after Village Location | Two Reception Rooms | Large Rear Garden |

Miles and Barr are delighted to offer to the market this three bedroom detached bungalow situated in a quiet cul-de-sac location within the highly desirable village of Bridge. The property is conveniently placed for some steps at the end of the cul-de-sac which lead down to a bus stop. The property is well presented throughout and benefits from a garage, ample driveway parking and a large rear garden. The accommodation comprises the entrance hallway and sitting room with doors opening to the garden. The kitchen, fitted with matching wall and base units, then leads onto the dining room which also offers access to the garden. The three bedrooms offer good sized living space, along with the family bathroom and separate WC. The rear garden features two lawns and paved various seating areas, along with the access to the workshop. Viewing is highly recommended, please contact Miles and Barr today.

## LOCATION

Situated on the edge of a rural area close to Canterbury, Bridge is an attractive village offering a regular bus service to Canterbury and Folkestone. It has excellent amenities including a pharmacy, dentist and health centre, three pubs with restaurants, a tea shop, a hairdresser and beauty salon, a supermarket, and a school. The village is surrounded by countryside which is ideal for walking, riding and cycling. There is also easy access to the A2 with links to the M2.

### SURROUNDING AREAS

The property is situated within 3 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

### SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

### COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

## DESCRIPTION

### GROUND FLOOR

Entrance Hallway

Sitting Room 14'3" x 12'3" (4.34m" x 3.73m")

Dining Room 9'0" x 9'0" (2.74m" x 2.74m")

Kitchen 15'6" x 8'7" (4.72m" x 2.62m" )

WC

Bedroom One 11'9" x 10'9" (3.58m" x 3.28m" )

Bedroom Two 10'9" x 9'9" (3.28m" x 2.97m")

Bedroom Three 9'0" x 6'10" (2.74m" x 2.08m" )

Bathroom

### OUTSIDE

Garden 60'0" x 41'6" (18.29m" x 12.65m" )

Garage 14'10" x 7'9" (4.52m" x 2.36m")

Workshop 13'6" x 7'9" (4.11m" x 2.36m" )

Driveway

