



Charles Bainbridge



45 Blean Common, Blean,
Canterbury, Kent, CT2 9EX

£375,000











A deceptively spacious semi-detached chalet style bungalow, set well back from the road, in an enviable position within the popular village of Blean, close to the local shops and bus routes. The property provides versatile accommodation having been extended to the rear and with a substantial room on the first floor ideal for a variety of uses. There are two bedrooms towards the front of the property and to the rear the sitting room is open plan into the garden room which in turn overlooks and opens onto the garden. There is a comprehensively fitted kitchen beyond which is an adjoining dining room. There is a family shower room and on the first floor is a large dual aspect versatile room that can provide a study / work room as required, accessed via a spiral staircase from the sitting room.

Externally the property is approached by a long front driveway accessing a large parking area. There are mature borders and area with shrubbery and substantial silver birch tree. A path accesses the front door and a gate opens to the rear garden. The garden measures approximately 70' x 29' (21.32m x 8.83m) with a paved seating area and substantial shed to the side. There is a shingled area with a path extending to the alongside grass with mature small trees and shrubbery. To the rear is a further shingled area with shrubs and small trees. The garden is enclosed by wood panel fencing and hedging.

The property is located in the village of Blean, ideally situated for Blean Primary School, the Independent Schools of St. Edmund's and Kent College whilst Canterbury City centre and Canterbury West Station are easily accessible and there is a comprehensive local supermarket. Nearby Blean Woods offers extensive walking and the Crab and Winkle Way is a delightful walk or cycle ride through to Whitstable. Easy access can be gained on to the A2, linking with the M2 and M20 motorways.

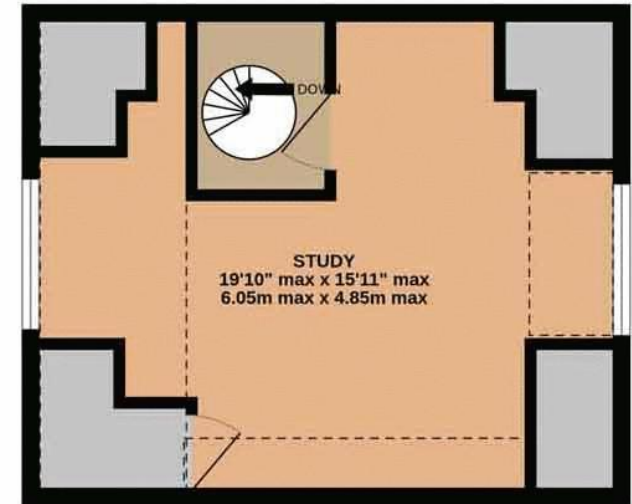
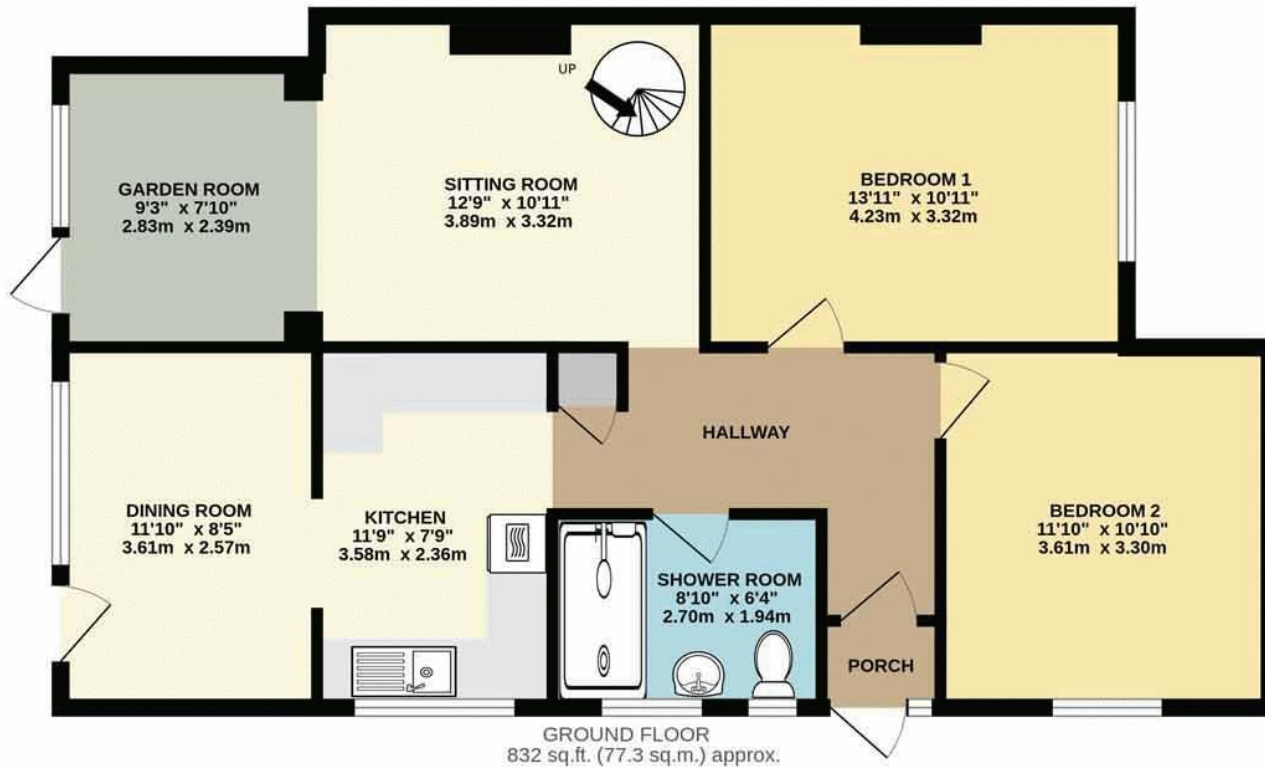
Services: All mains services are understood to be connected.

Tenure: Freehold

Council Tax Band: C

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



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	









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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