



4 bed detached house to buy in

Union Road, Bridge, Canterbury, Kent, CT4 5LN

£425,000 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ 4 Bedrooms, 2 bath/shower rooms
- ✓ Sitting room with period fireplace
- ✓ Open-plan kitchen/dining room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

GUIDE - £450,000- £475,000. A handsome semi-detached family home set in the heart of the popular village of Bridge. The property is well presented throughout with a sitting room to the front and to the rear an open-plan kitchen/dining room overlooking and opening onto the garden. There is also a useful utility and downstairs w/c. On the first floor is an impressive master bedroom with a vaulted ceiling and ensuite shower room as well as another double bedroom and the family bathroom. On the second floor are two further bedrooms.

Externally there is an enclosed garden, walled to two sides and wood panelled fencing to the remaining side. The garden is mainly laid to lawn with a patio for seating and a shed to the rear.

The property is set in the delightful village of Bridge. The village offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist, and hairdresser. There are two public houses in the village, a modern health centre, and a popular primary school. The highly regarded Pig Hotel at Bridge Place is a handsome 17th century manor house providing a wonderful boutique-style hotel and restaurant in a delightful setting. The surrounding countryside provides good walking, riding, and cycling. The Cathedral City of Canterbury is easily accessible providing a comprehensive range of shopping, leisure, and educational facilities, as well as a regular High-Speed rail service from Canterbury West station to London St. Pancras with a journey time of approximately 55 minutes.

Council tax band: D

Tenure: Freehold

EPC Rating: 61D

Photos Have been enhanced by AI

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Property additional info

Entrance

Hall

Sitting Room: 12' 2" x 12' 0" (3.71m x 3.65m)

Utility Room: 8' 9" x 6' 1" (2.66m x 1.85m)

Kitchen: 12' 2" x 5' 6" (3.71m x 1.68m)

Dining Room: 16' 6" x 12' 10" (5.03m x 3.91m)

First Floor

Master Bedroom: 16' 6" x 12' 10" (5.03m x 3.91m)

Ensuite: 10' 1" x 5' 4" (3.07m x 1.62m)

Bedroom Two: 12' 2" x 12' 2" (3.71m x 3.71m)

Bathroom: 7' 9" x 6' 11" (2.36m x 2.11m)

Second Floor: 0' 0" x 0' 0" (0.00m x 0.00m)

Bedroom Three: 12' 1" x 8' 9" (3.68m x 2.66m)

Bedroom Four: 10' 2" x 8' 9" (3.10m x 2.66m)

Exterior

Rear Garden: 57' 5" x 18' 1" (17.49m x 5.51m)

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £425,000

Property Type: Detached House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

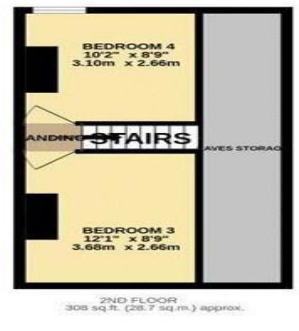
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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		S1
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Union Road, Bridge, Canterbury, Kent, CT4 5LN

Contact your local branch today for more information on this property:

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