



Hillview Road, Canterbury
Guide Price: £475,000 – £500,000

Hillview Road

Canterbury

This beautifully presented five/six-bedroom semi-detached property offers generous and versatile living accommodation, ideal for growing families or those seeking flexible multigenerational living space.

Set in a sought-after residential area, the property seamlessly blends comfort, style, and practicality across two well-appointed floors.

Upon entering, you are welcomed by a bright and spacious entrance hall leading to a thoughtfully arranged layout.

The ground floor boasts a large living room with feature gas fireplace, a bright and airy dining area, and a modern fitted kitchen with ample storage and integrated appliances.

The ground floor also includes three well-proportioned bedrooms (one of which can be used as a home office or second reception room) and a contemporary family bathroom.

Upstairs, consists of an impressive principal bedroom with a balcony overlooking the scenic skyline of Canterbury, along with two additional double bedrooms.

Externally, the property benefits from a private rear garden with a patio area perfect for outdoor entertaining, as well as a well-maintained lawn and mature borders. To the front, there is off-street parking for multiple vehicles.

This exceptional property is ideally located close to local schools, transport links, and amenities, making it a perfect choice for families or those in need of adaptable space.





Entrance Hall

Bedroom

9'4" x 8'10" (2.84m x 2.7m)

Bathroom

7'10" x 6'8" (2.4m x 2.03m)

Bedroom

15'10" x 10'4" (4.83m x 3.15m)

Conservatory

20'8" x 14'5" (6.3m x 4.4m)

Lounge

13'1" x 10'6" (4m x 3.2m)

Dining Room

11'8" x 10'6" (3.56m x 3.2m)

Kitchen

11'8" x 9'4" (3.56m x 2.84m)

Bedroom

9'4" x 7'6" (2.84m x 2.29m)

First Floor

Bedroom

15'9" x 7'6" (4.8m x 2.29m)

Bathroom

6'1" x 5'5" (1.85m x 1.65m)

Bedroom

15'9" x 11'7" (4.8m x 3.53m)

Bedroom

15'9" x 12'4" (4.8m x 3.76m)

External

Balcony

15'3" x 10'4" (4.65m x 3.15m)

Garden

Off-Street Parking





Five/Six Generously Sized Bedrooms
Spacious Living And Dining Areas
Modern Kitchen And Bathrooms
Principal Bedroom With Balcony
Versatile Layout Ideal For Families Or Homeworking
Private Rear Garden And Ample Off-Street Parking
Sought-After Location With Excellent Amenities Nearby
EPC Rating C

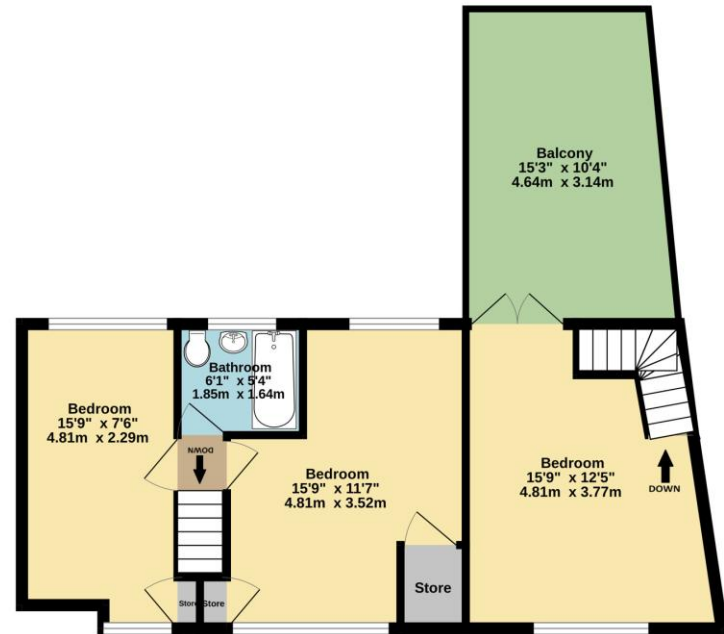
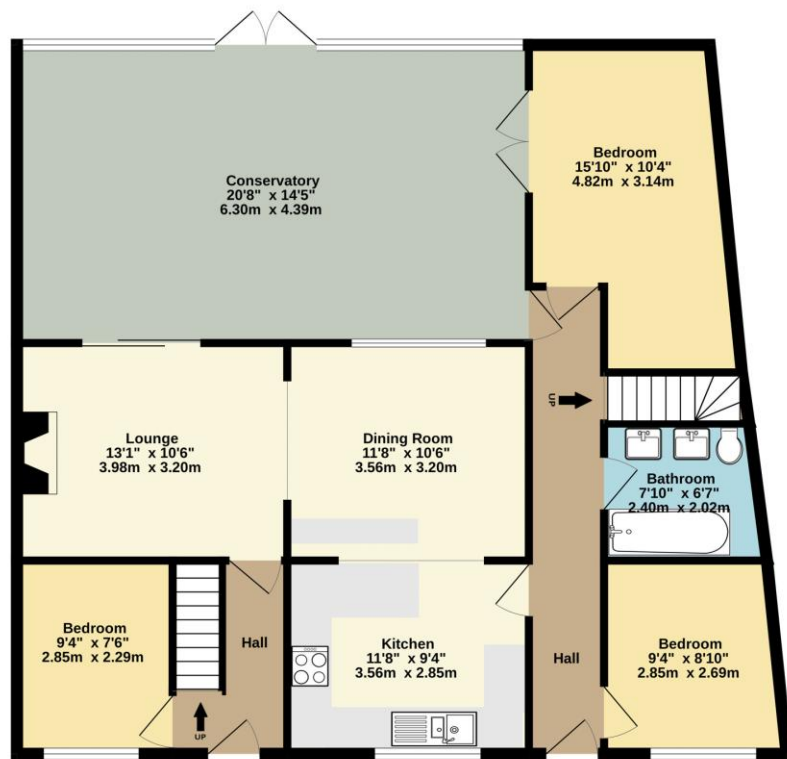
Location Summary

The property is situated within 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.

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 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.

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.





TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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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