



Riverdale Road, Canterbury  
Asking Price: £260,000

# Riverdale Road

## Canterbury

Situated along Riverdale Road in Canterbury, this well presented two/three bedroom home offers spacious and versatile accommodation across two floors, making it an ideal choice for first time buyers, investors or those looking for a property with flexible living space.

The property is presented in good condition throughout and offers a practical layout, with the added benefit of a private rear garden and a convenient location within Canterbury.

Upon entering, you are welcomed into an entrance hallway which leads through to the lounge, providing a comfortable and inviting space for relaxing and everyday living. Moving further through the property is a separate dining room, offering an excellent space for family meals and entertaining. This room has previously been used as a third bedroom, providing useful flexibility for buyers who may require additional sleeping accommodation, a home office or guest room.

Towards the rear of the property is the kitchen, offering a practical space for cooking and everyday use. The ground floor accommodation is completed by the family bathroom, also positioned towards the rear of the house.

Upstairs, the first floor offers two good-sized double bedrooms, both providing plenty of space for bedroom furniture. One of the bedrooms also benefits from a particularly generous dressing room, which was previously used as a bathroom. This additional space could make an excellent dressing area, home office or potentially be converted back into a bathroom, subject to the necessary works and consents.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. The garden offers a good degree of privacy and also benefits from rear access via a side alley, adding further convenience and practicality. Parking is available on the street outside the property. Please note that under 'Section 21' of the Estate Agency Act, Miles & Barr declare an interest in this property

EPC Rating: D





**Entrance Hall**

**Lounge**

*13'2" x 12'11" (4.01m x 3.94m)*

**Dining Room**

*10'3" x 8'2" (3.12m x 2.5m)*

**Kitchen**

*13'2" x 7'6" (4.01m x 2.29m)*

**Bathroom**

**First Floor**

**Bedroom**

*13'4" x 10'10" (4.06m x 3.3m)*

**Bedroom**

*13'4" x 9'7" (4.06m x 2.92m)*

**Bedroom**

*8'8" x 7'7" (2.64m x 2.3m)*

**External**

**Garden**





TOTAL FLOOR AREA: 783 sq.ft. (72.8 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 for 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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## Miles & Barr

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