

Hillside Avenue, Canterbury

Guide Price: £550,000 - £590,000

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Hillside Avenue

Canterbury

Situated along the popular Hillside Avenue in Canterbury, this beautifully presented four bedroom semi detached family home offers spacious and modern accommodation, having been thoughtfully extended to the rear and side to create an impressive open plan living space. With contemporary finishes, a sunny established garden and driveway parking, this is an ideal home for growing families.

Upon entering, you are welcomed into the entrance hallway, leading through to a comfortable lounge positioned at the front of the property. Featuring an attractive bay window, this room provides a separate space for relaxing and enjoying family time.

To the rear, the property really comes into its own with a generous open plan kitchen, dining and living area, created as part of an extension approximately eleven years ago. This impressive space is particularly light and airy, with bi fold doors opening onto the garden and remote controlled Velux windows allowing plenty of natural light to flood in. The open plan area benefits from underfloor heating, modern spotlights and a practical layout, making it an excellent space for entertaining and everyday family living. A separate utility area and downstairs WC complete the ground floor accommodation.

Upstairs, the first floor offers four bedrooms, comprising three good-sized doubles and a single bedroom, which could also work well as a home office or nursery. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a modern family bathroom. Both bathrooms are finished to a contemporary standard, with Amtico flooring adding a further quality touch.

Externally, the property benefits from a permeable block paved driveway providing off road parking for two vehicles. To the rear is a good-sized, established garden, enjoying a sunny aspect and featuring attractive planted borders and a magnolia tree. The garden provides a lovely space for outdoor seating, entertaining and family use, with the added convenience of an outside tap and power points to both the front and rear.

EPC Rating C













Entrance Hall

WC

Living Room
13'2" x 11'9" (4.01m x 3.58m)

Kitchen/ Diner/ Sitting Room
26'3" x 21'2" (8m x 6.45m)

Utility Room
6'8" x 6'5" (2.03m x 1.96m)

First Floor

Bedroom
6'8" x 15'9" (2.03m x 4.8m)

Ensuite Bathroom

Bathroom

Bedroom
12'8" x 10' (3.86m x 3.05m)

Bedroom
7'8" x 8'9" (2.34m x 2.67m)

Bedroom
11'11" x 11'9" (3.63m x 3.58m)

External

Garden

Driveway



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.

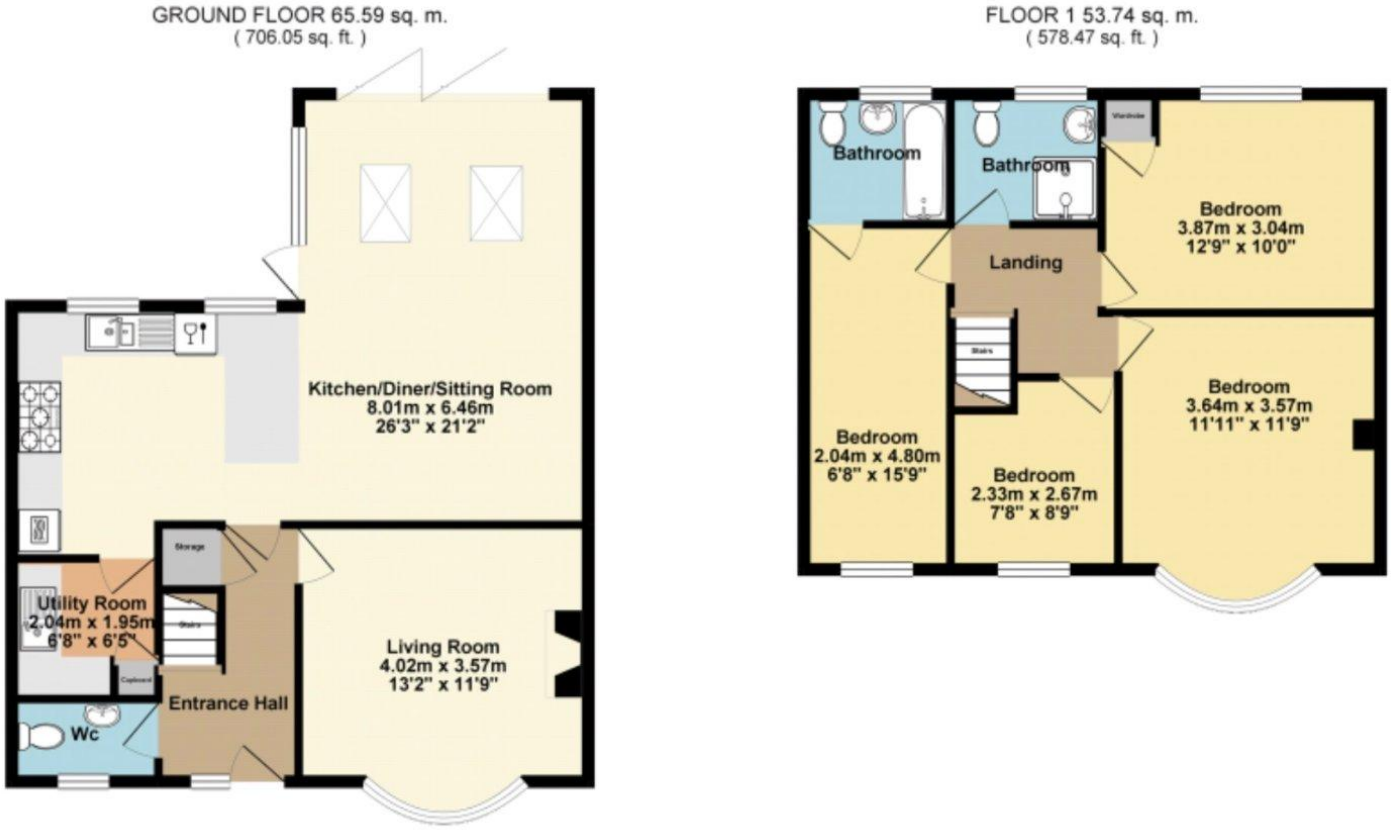
Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & 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. Ashford International (15.4 miles, London St Pancras 38 mins).









TOTAL FLOOR AREA : 119.34 sq. m. (1284.52 sq. ft.) 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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