



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Hillside Avenue,  
Canterbury, Kent, CT2**

*Wards*  
Helping you move forwards

## Main features

- Extended semi detached house
- Garage and off road parking
- Lovely rear garden with greenhouse
- In need of updating
- Annexe to rear

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 21'7 x 10'1 (6.58m x 3.08m)

Kitchen: 9'1 x 8'7 (2.77m x 2.62m)

Family Room: 17'9 x 8'3 (5.41m x 2.52m)

### FIRST FLOOR

Landing

Bedroom 2: 10'2 x 9'0 (3.10m x 2.75m)

Bathroom: 6'6 x 6'0 (1.98m x 1.83m)

Bedroom 1: 11'1 x 10'1 (3.38m x 3.08m)

Bedroom 2: 8'8 x 7'6 (2.64m x 2.29m)

### OUTSIDE

Front Garden

Off Road Parking

Garage

Rear Garden

### ANNEXE

Living Area: 9'5 x 9'1 (2.87m x 2.77m)

Kitchen: 9'6 x 8'8 (2.90m x 2.64m)

Separate Toilet



### Nearest Schools

Primary Schools: Blean Primary 1.3 miles, St Peter's Methodist Primary 1.3 miles, St Thomas' Catholic Primary, Canterbury 1.3 miles

Secondary Schools: St Edmund's School 0.6 miles, Kent College (Canterbury) 0.9 miles, Kent College International Study Centre 0.9 miles

Further Education: St Edmund's School 0.6 miles, Kent College (Canterbury) 0.9 miles, The Canterbury High School 1.4 miles



### Transport Information

Train Stations: Canterbury West 1.1 miles, Canterbury East 1.7 miles, Sturry 3.7 miles



### Address

Hillside Avenue, Canterbury, Kent, CT2



### Directions

For directions to this property please contact us.

**Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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