

# Bluebell

ESTATES



12, Cantium Place, Snodland, ME6 5FD

£300,000

## About this property.....

Bluebell Estates are delighted to offer for sale this CHAIN FREE, spacious and well-presented two-bedroom home, ideally situated just a short walk from Snodland train station, with a high-speed train to London St Pancras in approximately 50 minutes, making it perfect for commuters, with excellent access to the M20 and M2 motorway networks.

The accommodation comprises a welcoming entrance hall, bright and spacious lounge/dining room, conservatory, modern fitted kitchen and downstairs cloakroom. To the first floor are two generous double bedrooms, including a main bedroom with en-suite shower room, together with a family bathroom. The property has recently been fully decorated and recarpeted throughout, making it ready to move into.

Externally, the property benefits from a private south-facing rear garden and parking for two vehicles to the front. This attractive home would make an ideal first-time purchase, investment opportunity or downsize property.

## Situation.....

Located on the picturesque River Medway, Snodland is a small town in Kent that offers an excellent blend of outdoor activities and modern amenities. Sports enthusiasts can easily access the 250-acre Leybourne Lakes Country Park, which is home to various water sports like scuba diving, windsurfing, and kayaking. The town also offers a network of public footpaths through neighbouring farmland and woodland, ideal for land-based activities. Snodland has several independent stores, primary and secondary schools, and great road connections to junction 4 of the M20 and junction 2 of the M2 motorways. Its train station provides easy access to London, with journey times of around 45 minutes, and Ebbsfleet International is just 18 minutes (13 miles) away by car, with trains to London St. Pancras in a mere 19 minutes.











## What the owner says.....

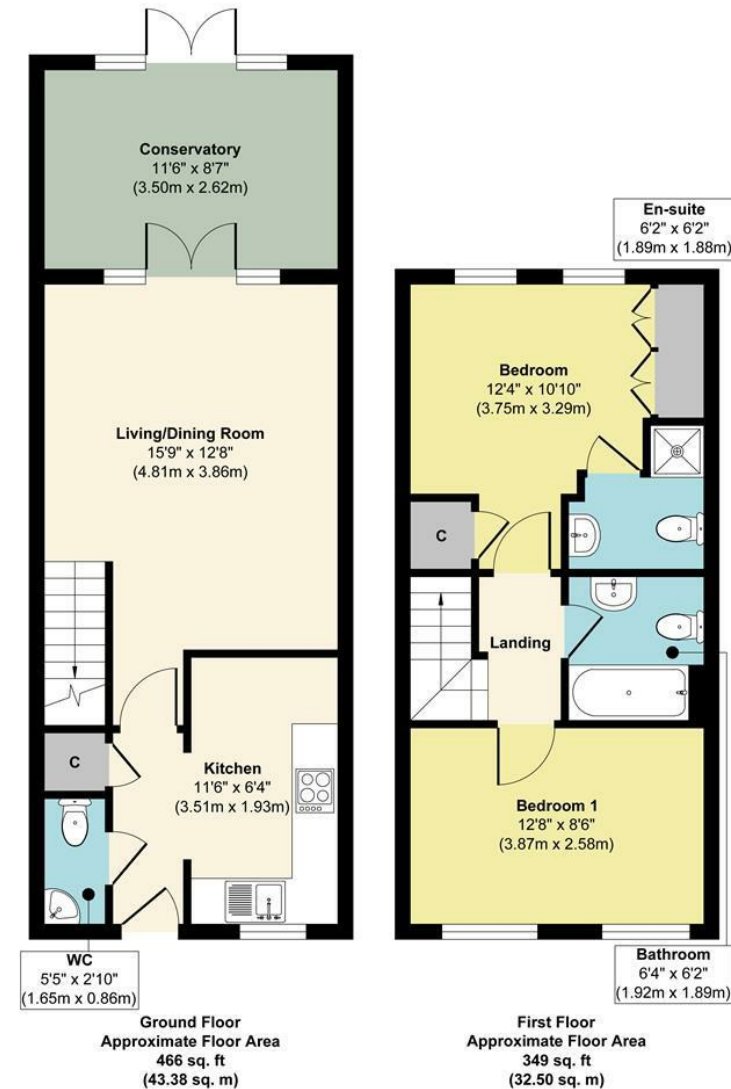
I was inspired to purchase Cantium Place because it's in a quiet cul-de-sac location but is still within easy reach via rail and road of everywhere from the Kent coast to London (St Pancras) thanks to the nearby railway station and the M20. It has been a good home for all the time I have owned it and I'll be sad to see it go.





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## 12 Cantium Place



**Approx. Gross Internal Floor Area 815 sq. ft / 75.88 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



