

# Bluebell

ESTATES



71, Holborough Road, Snodland, ME6 5PA

£275,000

## About this property.....

This delightful two bedroom end of terrace house presents an excellent opportunity for both first time buyers and those looking to downsize. Offered chain free, this property is generously proportioned and larger than average, providing ample space for comfortable living.

Upon entering, you will find a separate living room and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is of a nice size, allowing for culinary creativity and family gatherings. The spacious bedroom at the front of the house offers a peaceful retreat, while the second bedroom, along with an independently accessed bathroom, is conveniently located on the first floor.

The rear garden is a lovely feature of this property, boasting a good size with a couple of patio areas, ideal for alfresco dining or simply relaxing in the sun. Although it presents as a bit of a blank canvas, there is plenty of scope for personalisation, and the side access adds to the practicality of the outdoor space.

Location is key, and this home is just an 850-metre walk from the local station, providing excellent transport links with journey times to London St Pancras in as little as 45 minutes. This makes it an ideal choice for commuters seeking a balance between suburban tranquillity and city accessibility.

In summary, this terraced house on Holborough Road is a wonderful opportunity to create a comfortable home in a convenient location. With its spacious interiors and potential for outdoor enhancement, it is sure to appeal to a variety of buyers.

## Situation.....

The property is ideally located within the popular Kent town of Snodland, set along the picturesque River Medway and surrounded by attractive countryside. The area offers an excellent balance of outdoor lifestyle and everyday convenience, making it particularly appealing to families and commuters.

For outdoor enthusiasts, Leybourne Lakes Country Park is nearby, extending to approximately 250 acres and offering a wide range of leisure activities including open water swimming, scuba diving, kayaking, windsurfing, and scenic walking routes. There are also numerous public footpaths through neighbouring farmland and woodland, ideal for walking, running, and cycling.

The property is particularly well placed for families, with Snodland Church of England Primary School rated Good by Ofsted in 2022 and St Katherine's Primary School rated Good with Outstanding elements in 2024.

Snodland railway station offers regular services to London St Pancras with journey times of approximately 43 minutes, making the location ideal for commuters. Ebbsfleet International is also easily accessible, providing high-speed services into central London in as little as 19 minutes.

The area benefits from excellent road connections, with Junction 4 of the M20 and Junction 2 of the M2 both easily accessible, providing convenient links to London, Bluewater Shopping Centre, the Kent coast, and surrounding areas.

Snodland remains a highly desirable location due to its strong community feel, excellent local schooling, convenient transport connections, and immediate access to both countryside and modern amenities.







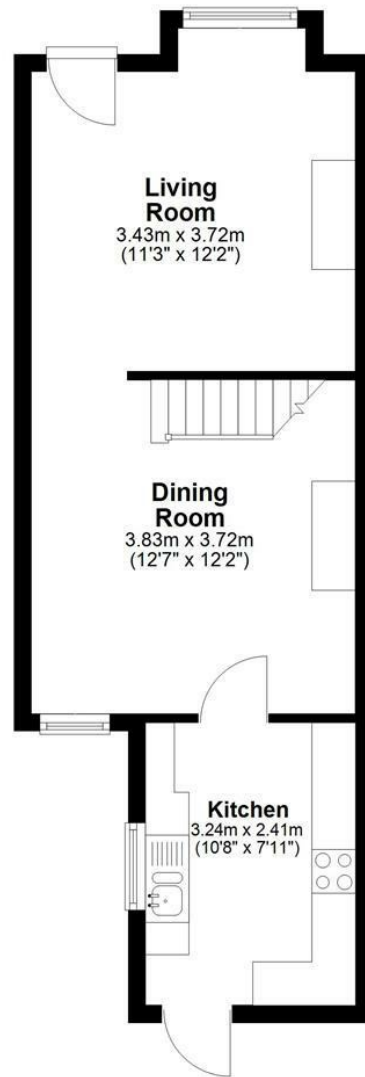


Two Bedroom End Of Terrace Home  
CHAIN FREE  
Larger Than Average Rooms  
Independently Accessed First Floor Bathroom  
Generous Garden With Side Access  
850m to Snodland Station With High-Speed Trains to St Pancras from 45 Minutes  
Close To M20 Junction 4



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### Ground Floor



### First Floor



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

#### 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.



