



1 Apple Close, Snodland, Kent, ME6 5JP
Guide Price £325,000

GUIDE PRICE £325,000 - £350,000

VASTLY IMPROVED detached bungalow with a lovely size garden, LARGE GARAGE and driveway. Modernised by the current owners and presented in EXCELLENT ORDER THROUGHOUT. Located in a quiet cul-de-sac a short distance from shops and amenities.

Internally the accommodation comprises a wide entrance hall, living room, modern kitchen with full range of integral appliances, dining room, main bedroom with fitted wardrobes, second doubled bedroom (currently used as a snug lounge) and modern bathroom.

Externally the property offers an oversized garage (with both front up and over door and side pedestrian door), driveway and walled garden to the front, a partly covered hard standing to the side and a great size rear garden with shed.

- £325,000 - £350,000
- Detached Bungalow
- Solid Oak Flooring & Internal Doors
- Modern Kitchen (With Integral Appliances)
- 2 Reception Rooms
- 2 Double Bedrooms
- Modern Bathroom
- Oversized Garage & Driveway
- Front, Side & Rear Gardens

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





LOCAL AREA INFORMATION FOR SNODLAND

Snodland village centre provides a good selection of shops, supermarkets and amenities.

The property is conveniently located for easy access to both the M2 & M20. Snodland Station is 1.1 miles away and offers a direct service to London which takes approximately 45 minutes. There is also a good bus service in the area.

You are a short distance from the beautiful Leybourne Lake Country Park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family. You also have St Andrew's Lakes close by offering a man made beach and selection of activities. There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, restaurants and entertainment as well as the historic Castle and Cathedral.

For education there is a comprehensive range of primary, grammar and private educational opportunities (including Snodland CofE Primary School, St Katherine's School & The Holmesdale School). For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold

Council Tax Band D

EPC Rating E

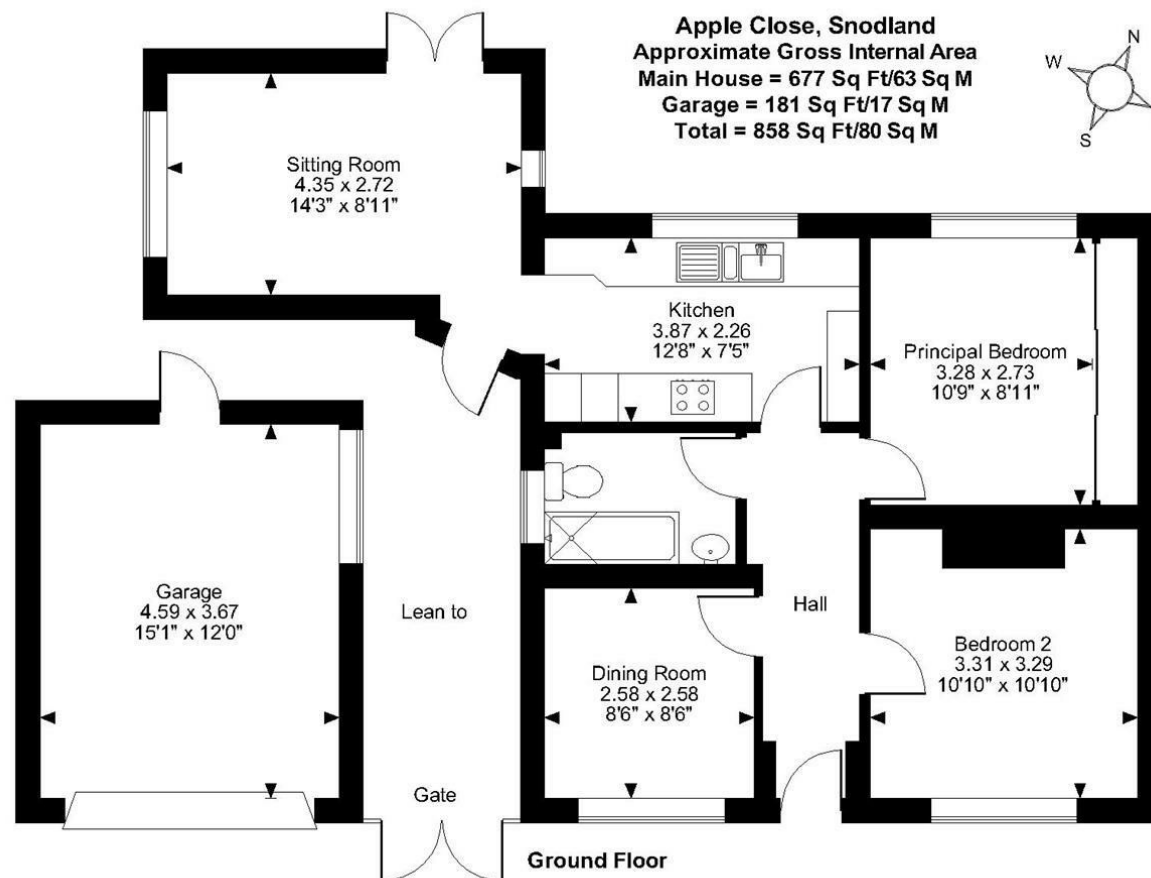
UPVC Double Glazing

Gas Central Heating (regularly serviced - new Vaillant boiler in 2016)

Loft - part boarded

Appliances included in kitchen are: oven, microwave, gas hob, fridge/freezer, dishwasher and washing machine.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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