



**Malling Road, Snodland, ME6 5ND**  
**Offers Over £225,000**



No Onward Chain | Exciting Refurbishment Opportunity

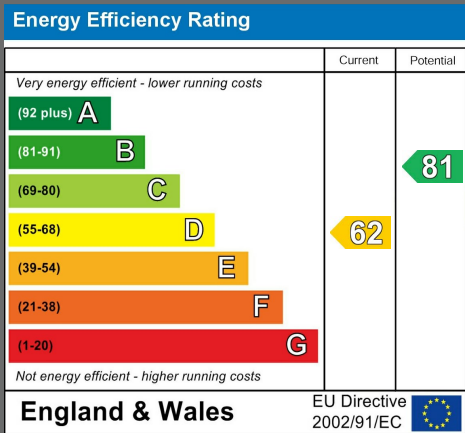
Page & Wells are excited to offer this characterful Victorian terraced house, ideally located along the popular Malling Road in Snodland. Offered chain free, the property comprises approximately 683 sq ft of accommodation and presents an excellent opportunity for buyers looking to create their ideal home.

The accommodation comprises two inviting reception rooms, providing flexible living and entertaining space, with the kitchen positioned to the rear of the property. Upstairs offers two well-proportioned bedrooms and a family bathroom.

Externally, the rear garden provides a pleasant outdoor space and features a versatile summer house, ideal for use as a home office, studio or relaxing retreat.

Requiring updating throughout, this charming home offers fantastic potential for enhancement and personalisation. Conveniently located close to local amenities and benefitting from excellent road and rail links, the property is well suited to commuters and early viewing is highly recommended.

- No Onward Chain
- Requires Full Refurbishment
- Quaint Victorian Terraced House
- Two Large Reception Rooms
- Two Double Bedrooms
- Family Bathroom Upstairs
- Good Size Rear Garden
- Versatile Summer House
- Excellent Snodland Location
- EPC Rating D





### LOCAL AREA INFORMATION FOR SNODLAND

The village centre is just a few minute's walk and 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 within walking distance 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.

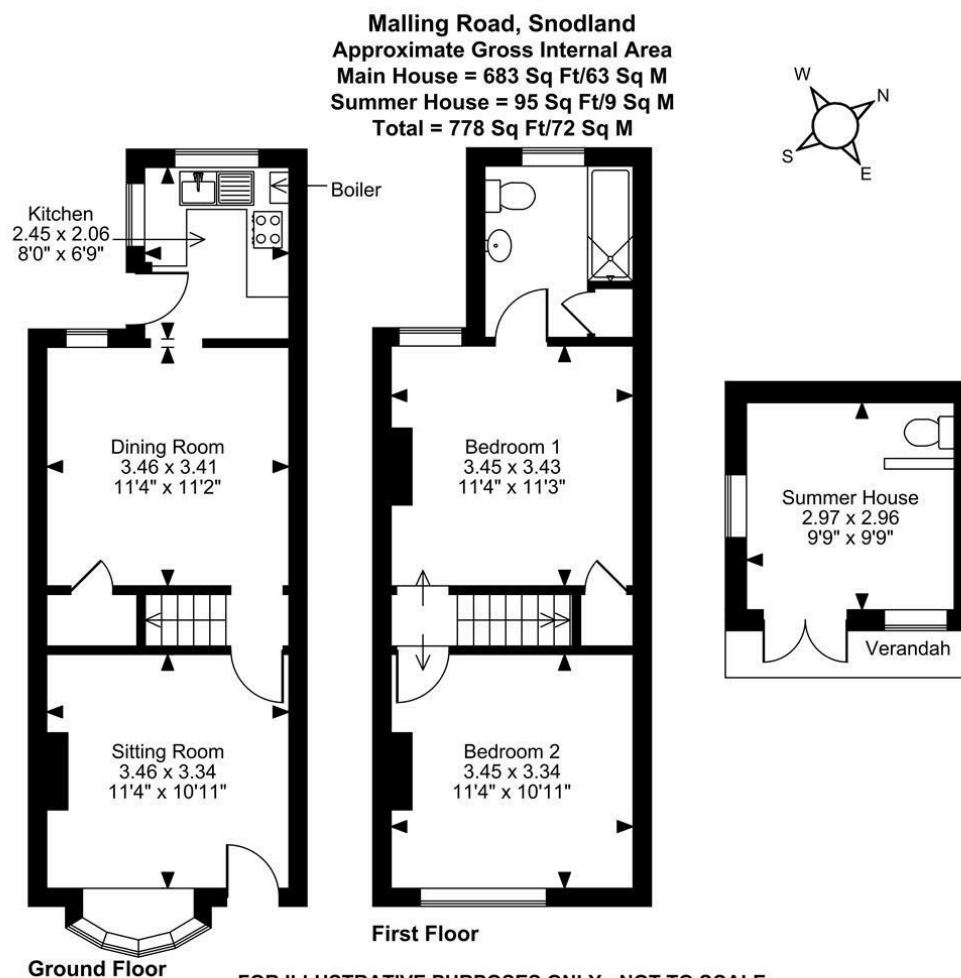
There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, restaurants and entertainment as well as the historic Castle and Cathedral.

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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### ADDITIONAL INFORMATION

Freehold  
Council Tax Band B  
EPC Rating D  
Double Glazing  
Gas Central Heating





**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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