



Malling Road, Snodland, ME6 5NA
Offers In Excess Of £270,000

BENEFIT OF NO ONWARD CHAIN

Welcome to this THREE bedroom terraced home situated on Malling Road in Snodland. Ideally located within walking distance of Snodland High Street, this property offers easy access to local amenities and convenient bus routes.

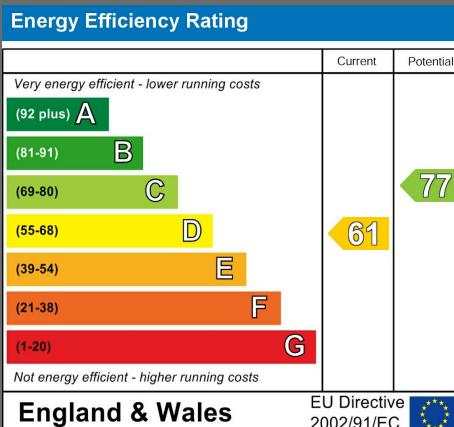
Upon entering the home, you are greeted by two generously sized reception rooms on the ground floor, both offering ample space and similar proportions, perfect for entertaining or relaxing with family. The kitchen, located at the rear of the second reception room is bright and well proportioned. Beyond the kitchen is the bathroom which was converted circa 2004.

Upstairs, the first double bedroom is to the front of the home with the second also being a double bedroom located at the rear. Through the second bedroom you will find the third bedroom.

Externally, the west-facing rear garden is designed for low maintenance, allowing you to enjoy outdoor living with minimal upkeep. There are several mature plant beds amongst the paved garden. At the back of the property, you will find a garage providing ample parking space or storage.

This delightful home combines spacious and modern interiors with practical features, making it an ideal choice for families or those seeking extra room for work and leisure. Don't miss the opportunity to make this your new home in the heart of Snodland.

- **3 Bedroom Cottage**
- **Prime Snodland Location**
- **Lovely Cottage Feel**
- **Good Size Kitchen**
- **Generous Reception Rooms**
- **Downstairs Bathroom**
- **Good Size Low Maintenance Garden**
- **Garage Access Via Garden**
- **EPC Rating D**
- **NO ONWARD CHAIN**





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 or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold

Council Tax Band C

EPC Rating D

UPVC Double Glazing

Gas Central Heating



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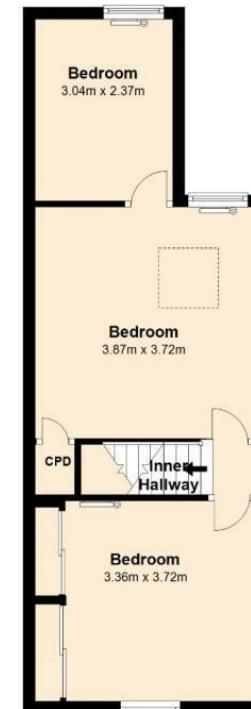
Ground Floor

Approx. 49.3 sq. metres



First Floor

Approx. 38.2 sq. metres



Total area: approx. 87.5 sq. metres

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