



**Tom Joyce Close, Snodland, ME6 5BU**  
**Guide Price £325,000 - £340,000**



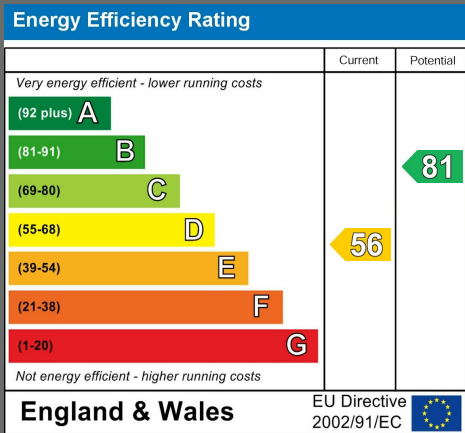
Guide Price £325,000 - £340,000.

This well-presented and generously sized two-bedroom end-terrace home is located in a popular and established development in Snodland and is offered to the market with no onward chain.

The property provides versatile accommodation, with a garage conversion creating a study/occasional bedroom and a wet room, making it ideal for those needing additional living space or a home office. The ground floor also features an entrance hall, cloakroom/WC, spacious lounge/diner, modern kitchen, and a bright conservatory, adding further living space and natural light.

Upstairs, there are two well-proportioned double bedrooms and a modern shower room. Externally, the property benefits from off-road parking for one car, storage from the remainder of the garage conversion, and a pleasant rear garden.

- No Forward Chain
- Good Sized End Of Terrace House
- Two Bedrooms
- Generous Sized Lounge/Dining Room
- Conservatory
- Ground Floor Wet room and Separate WC
- First Floor Shower Room
- Garage Conversion Creating Study/Additional Living Space/Occasional Bedroom
- Cul De Sac
- 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 C

EPC Rating C

[UPVC Double Glazing]

[Type of Heating/Gas Central Heating (regularly serviced)]

Utility's Servicing the Property are [Gas, Electric, Mains Drainage, Water, Broadband and Phone Line]

[Loft - part boarded with ladder]

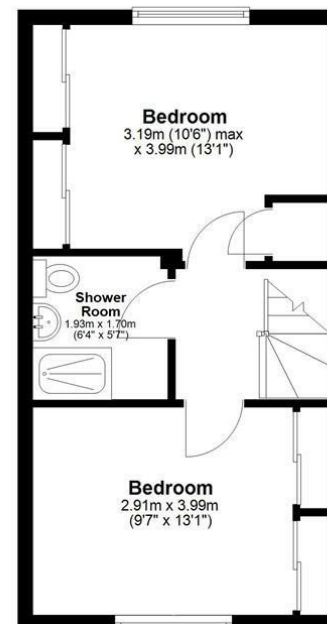
[Alarmed/Any other noteworthy features]



### Ground Floor



### First Floor



Total area: approx. 85.2 sq. metres (917.3 sq. feet)

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