



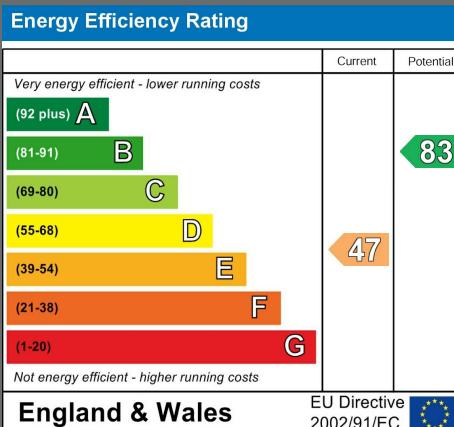
1 Apple Close, Snodland, ME6 5JP
Guide Price £325,000

A well presented detached bungalow with a lovely sized rear garden and GOOD SIZED GARAGE. The property is in GOOD ORDER THROUGHOUT. This delightful bungalow is located in a quiet cul-de-sac, and is conveniently placed being a short distance from local shops and amenities.

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

Externally, the property offers a generous sized garage (with both front up and over door and side pedestrian door), off street parking, walled garden to the front and a partly covered hard standing area to the side. A particular feature of this property is the pleasant and well proportioned rear garden.

- **A Well Presented Detached Bungalow**
- **Two/Three Bedrooms**
- **One/Two Reception Rooms**
- **Modern Kitchen with Integrated Appliances**
- **Modern Bathroom**
- **Good Sized Detached Garage**
- **Generous Sized & Pleasant Rear Garden**
- **Popular & Convenient Location**





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 D

EPC Rating E

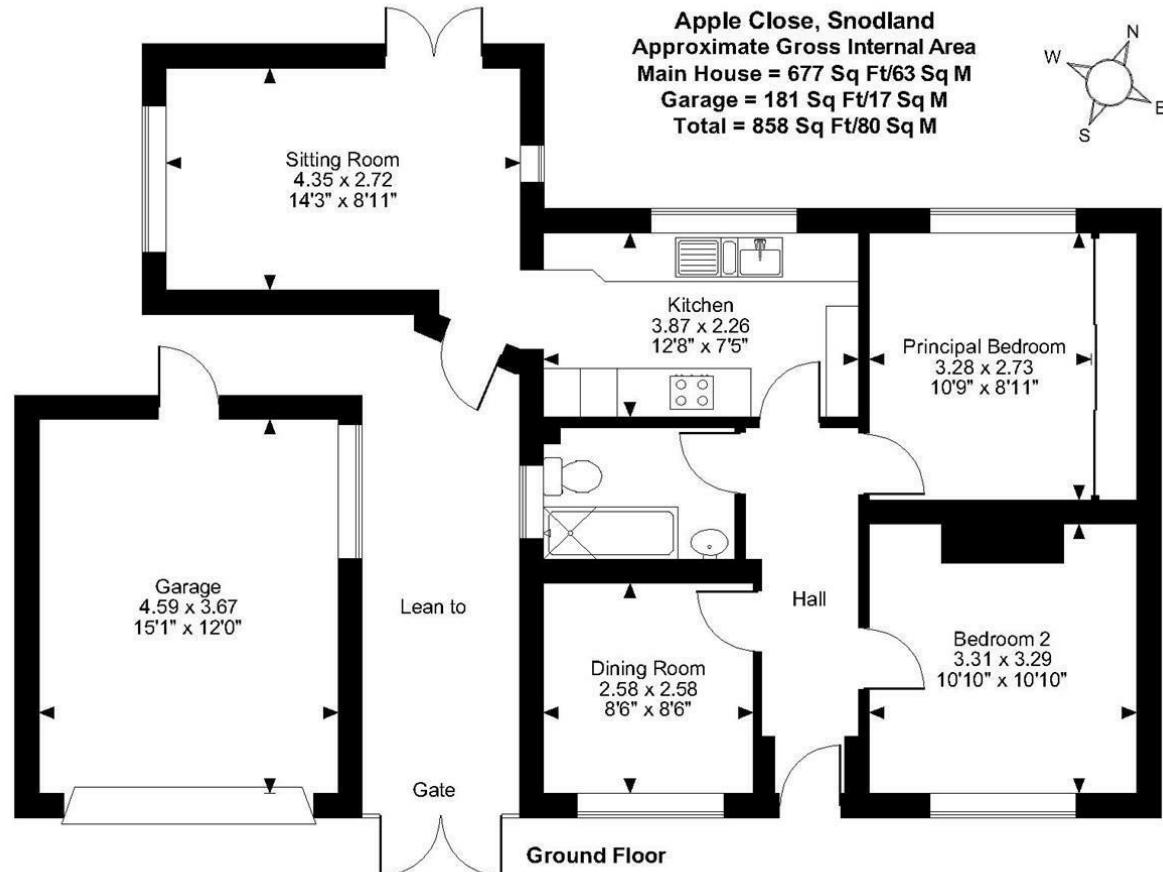
UPVC Double Glazing

Gas Central Heating (Vaillant boiler installed 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.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8548464/SS

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefix EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

