

CWB

Property Sales, Lettings and
Management



 2

Bedrooms

 1

Bathroom



Tucked away in a peaceful cul de sac is this spotless 2 bed semi detached home. Remodelled and upgraded by the current owner and boasting a driveway, shed/workshop and secluded garden you wont want to miss this one!


As you step through the front door into the porch you are welcomed into the cosy living room with plenty of room for your furniture, through to the immaculate kitchen/breakfast room the light just floods in from the conservatory which overlooks the larger than average south facing rear garden. The garden is fully stocked with a beautiful abundance of colours and offers patio'd areas to enjoy the sunshine. There are double gates leading out to the driveway from the garden and plenty of off road parking.

Upstairs you'll find 2 very large double bedrooms and the family bathroom.

Snodland is located closely to the North Downs in an area of outstanding Natural Beauty benefiting from fabulous walks in all directions from the village. Holly Hill is one of the highest points in Kent with views across to Canary Wharf, head towards Leybourne for walks around the lakes or enjoy riverside walks along the river Medway. Transport links are excellent with the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station with its fast service into London. For families there is a choice of 'Ofsted Good' rated primary schools, nurserys and Secondary all within walking distance. The village itself has a wide choice of shops and amenities such as local bakers, convenience stores, pet shop, hairdressers, vets, cafes and restaurants to name a few. The community sports centre is again within walking distance offering a range of clubs and activities and a diving school in nearby Holborough Lakes.

For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Snodland, ME6



