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Service worth shouting about

FOR SALE

 **3**
Bedrooms

 **1**
Bathroom



This property would make an excellent buy to let investment

Terraced cottages don't come any bigger than this! Situated in the heart of the village this 3 bed home has an abundance of space. The ground floor is currently arranged so that the first reception room is used as an office, which is then followed by the living room with rear door out to the garden. The galley kitchen is a great size with plenty of storage and room for all your usual appliances. You will also find the the family shower room on the ground floor.


Upstairs and to the front we have bedroom 1, a generous double bedroom with 2 large windows letting the light flood in with built in storage. To the rear is bedroom 2, an even bigger double bedroom with bedroom 3 leading off of bedroom 2.

Externally and to the front there are steps leading up to the front garden, which mainly consists of shrubbery and bushes. The rear garden is very private and not overlooked with an astro turfed lawn and decking area, perfect for family BBQ's.

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, nurseries and a 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.

Call today to arrange your appointment to view.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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 	

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