



 3
Bedrooms

 1
Bathroom



This house has literally everything a family could need. Situated in a sought after, quiet road in Snodland and boasting off road parking for multiple cars, a garage and large front and rear gardens, they don't build houses like this anymore.

Enter through the porch and you'll be immediately notice the amount of light that floods through the whole house! The hallway leads you either straight into the kitchen at the rear or to the through lounge with patio doors offering you a stunning view of the garden.


Upstairs there are two double bedrooms as well as a single bedroom and the family bathroom. Each room decorated to a high standard. From the front bedrooms you get a lovely view of the North Downs.

To the back of the property you will find the large garden is mainly laid to lawn with access to the garage and shed and there is side access where you could build a huge extension (subject to PP).

This is not a house to miss out on!

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.



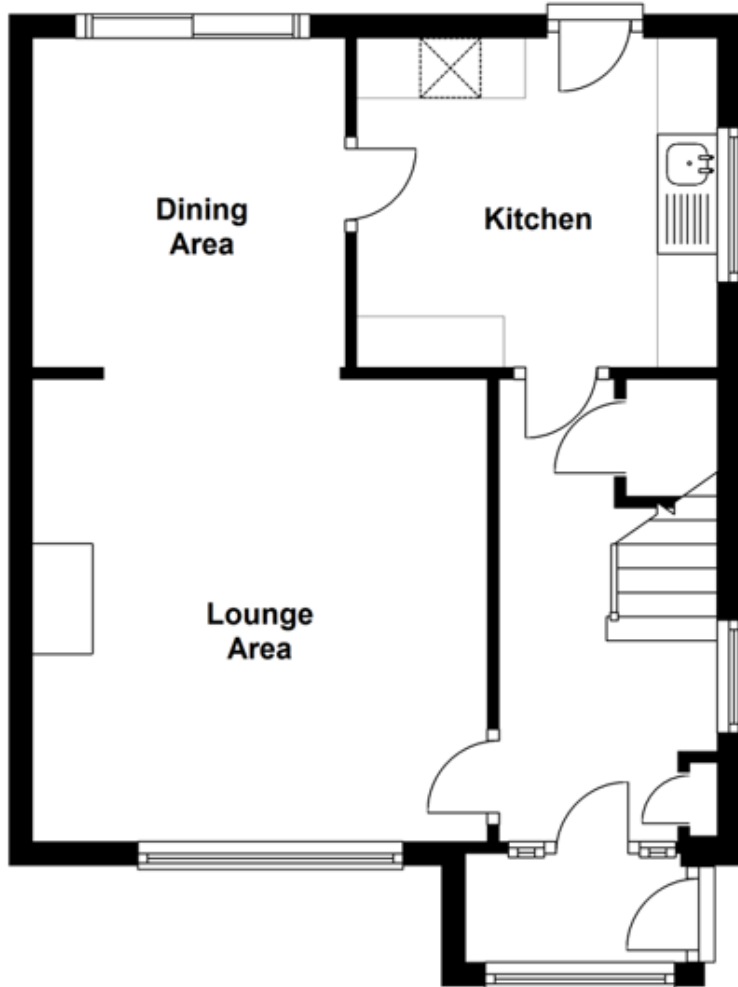
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Address: 12 Dryland Road, ME6

Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)

