



 3
Bedrooms

 1
Bathroom



Tastefully decorated throughout this 3 Bedroom family home ticks all the boxes!


A chance to buy a beautiful 3 bedroom family home. Within walking distance to the ever popular Snodland CofE Primary School, train station & local shops, as well as Leybourne Lakes on your doorstep this could be the ideal location for many.

Park your car at ease on the driveway to the front and come on in. Downstairs you will find a handy porch leading into the large lounge and through to the kitchen/diner a perfect space for entertaining family and friends, the modern kitchen will be sure to impress with plenty of counter space and integrated appliances. French doors lead out to the sunny rear garden which has been cleverly divided to create a child's paradise to the rear and sunny patio area for the adults to relax.

On the first floor you will find bedroom 1 which is a good sized double with 2 windows letting the light flood in, Bedroom 2 is another good sized double, whilst bedroom 3 is a single. The family bathroom is also located on this floor.

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 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		87
(69-80) C	73	
(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: 10 Pridmore Road, ME6





TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.18 SQ.M.)