



80 Poynder Drive, Snodland
Guide Price £475,000

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80 Poynder Drive

Snodland, Snodland

GUIDE £475,000 to £500,000. Spacious 4-bed DETACHED home in Holborough Lakes. Features 18ft kitchen/diner, en suite, 21ft garage, off-street parking, excellent transport links, modern family living.

Council Tax band: E

Tenure: Freehold

- DETACHED HOUSE
- 4 BEDROOMS
- 18FT KITCHEN/DINER AND 17FT LIVING ROOM
- BEAUTIFUL REAR GARDEN WITH VERANDAH, GREENHOUSE & SHED
- GENEROUS ACCOMMODATION THROUGHOUT
- FAMILY BATHROOM, EN SUITE & DOWNSTAIRS CLOAKROOM
- BALCONY OFF MASTER BEDROOM
- SOUGHT AFTER HOLBOROUGH LAKES DEVELOPMENT
- 21FT GARAGE WITH UTILITY AREA
- OFF STREET PARKING
- GREAT TRANSPORT LINKS – EASY ACCESS TO THE M20, M2 AND THE M25 AND FROM SNODLAND RAIL STATION THE HS1 DIRECT TO ST PANCRAS



KITCHEN/DINER

18' 10" x 15' 0" (5.74m x 4.58m)

LIVING ROOM

17' 11" x 11' 9" (5.47m x 3.57m)

BALCONY**BEDROOM**

12' 10" x 11' 3" (3.90m x 3.43m)

BEDROOM

14' 2" x 8' 10" (4.33m x 2.70m)

BEDROOM

9' 7" x 7' 9" (2.93m x 2.36m)

BEDROOM

10' 3" x 7' 4" (3.12m x 2.23m)

BATHROOM**EN SUITE****CLOAKROOM****HALLWAY****LANDING****UTILITY AREA/GARAGE**

21' 4" x 9' 0" (6.50m x 2.74m)





GARDEN

GARAGE

Single Garage

OFF STREET

1 Parking Space



Approx. total
floor area
(Incl. Garage)
1,467 SQ.FT.
136.43 SQ.M.



Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy.

Buyers are strongly advised to take their own measurements and compass bearing.

First Floor
Approx. floor area
638 SQ.FT.
59.31 SQ.M.



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Eden Estates

781-783 London Road, Larkfield – ME20 6DE

01732 795162

hey@eden-estates.co.uk

www.eden-estates.co.uk



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