



## Lucas Road , Snodland ME6 5PY

- GUIDE PRICE £325,000 - £340,000
  - Generous Corner Plot
  - Modern Fitted Kitchen
  - South East Facing Rear Garden
- Potential To Extend STPP ( Previously Approved Double Storey Extension )
- Immaculately Presented Throughout
  - Two Double Bedrooms
- Recently Renovated Family Bathroom
  - Garage And Driveway

**Guide Price £325,000 Freehold**

Local Authority  
Council Tax Band C  
EPC Rating C

## Lucas Road, Snodland, ME6

Approximate Area = 618 sq ft / 57.4 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 786 sq ft / 73 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richeckom 2024. Produced for Simon Miller & Company. REF: 1193404



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.