



NEVILL ROAD

Snodland | Kent | ME6 5HX

STUART REYNOLDS

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Summary

Believed to have been built in the early 1950's, the location of this Semi Detached Family home makes for an ideal setting in order to take full advantage of an abundance of amenities which are found nearby. In less than 2miles from the home is a huge selection of local Schools and the travel connections are superb. Snodland Rail Station is just 1/2mile away plus access to the nearest junction of either the M20 or M2 is approximately only 1.24 and 4.34miles away respectively.

Home for almost the past 8 years, spacious rooms, practical layout and wonderful garden were key aspects that attracted the current owners and on arrival, the sheer scale of potential that this home possesses, is instantly obvious. In September 2023, certification was approved under Lawful Development for the conversion of the front garden into a private Driveway along with a dropped kerb and in September 2021, full planning consent was granted for a single and part double storey rear extension which truly unlocks the potential within this home but with a relocation now on the cards, this exciting potential is there for the next owner to take full advantage of.

Coming through the front door, not all of the homes within this road will benefit from having a downstairs wc and anyone with children, will certainly appreciate it's convenience. The Lounge/Dining Room is a lovely size and enjoys direct access through a set of patio doors, out to the generous, private Garden. This leads to the fitted Kitchen that has an adjoining, rear storage/lobby area which has the potential to be a great utility room if needed. Three first floor Bedrooms, Bathroom and separate WC complete the layout which in total, extends to just over 860sqft.

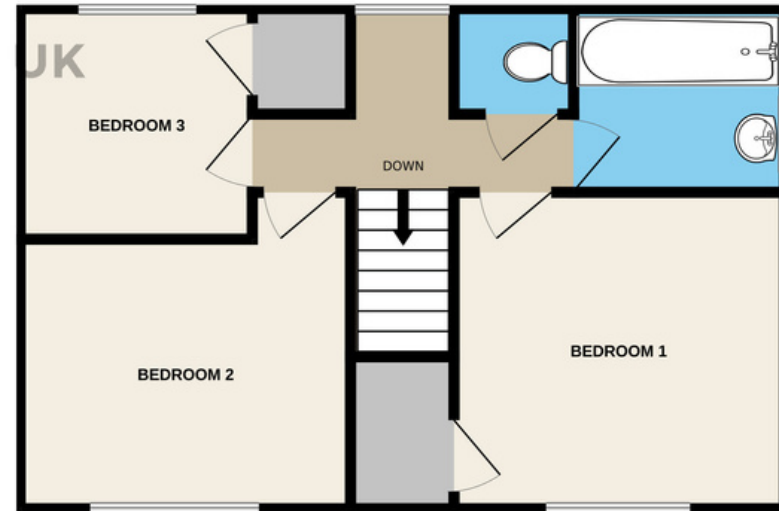
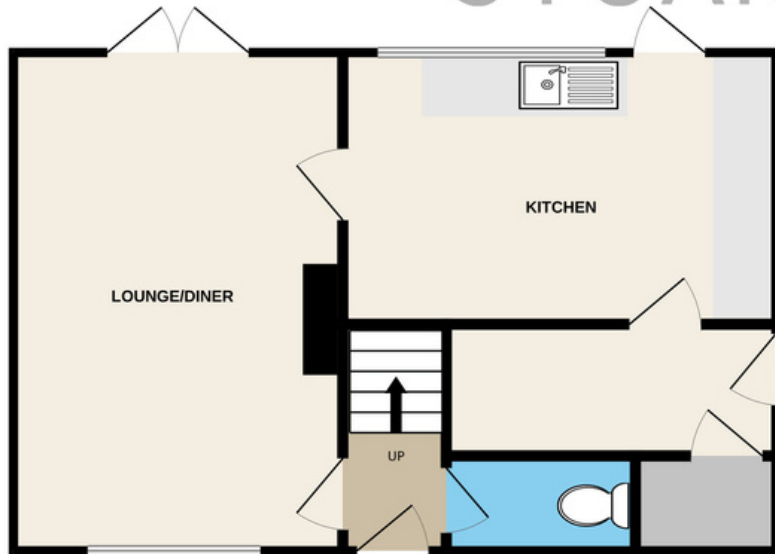


GROUND FLOOR

1ST FLOOR

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Ground Floor

Entrance Hallway

Cloakroom

Lounge/Dining Room - 17'4 x 10'11

Kitchen - 13'3 x 9'5

Rear Lobby/Storage - 10 x 4'7

First Floor

Landing

Bedroom1 - 11'1 x 10

Bedroom2 - 12'4 x 10'2

Bedroom3 - 8 x 7'1

Bathroom

Separate WC

Outside

Front Garden

Large Rear Garden



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