



GROUND FLOOR  
APPROX. FLOOR AREA  
890 SQ.FT.  
(82.69 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
208 SQ.FT.  
(19.36 SQ.M.)

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.05 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Zome Media ©2023



01622 942 222  
allington@khp.me



Brook Lane  
Snodland ME6 5JY  
Guide Price £380,000

Tenure: Freehold

Council tax band: D





Are you looking for a property with scope to put your own stamp on?

This 2/3 bedroom Chalet Bungalow is situated in a no through road in Snodland. Just a short walk from the popular Laybourne Lakes and local amenities, Brook lane is also located with easy access onto the M20 and M2.

Originally built as a two bedroom bungalow, the second bedroom now hosts the stairs for the upstairs room, which is currently used as a third bedroom, with built in wardrobes and a w/c.

Offering versatile living space, the property comprises an entrance porch, master bedroom, shower room with separate w/c, spacious dining room with sliding doors into the rear garden, a kitchen and a sitting room with gas fireplace and further access onto the patio.

Externally there is a driveway and carport for 2/3 vehicles, and a stunning and private rear garden made up mainly of lawn and shrubs with a small patio area.

CALL NOW TO ARRANGE YOUR VIEWING!

- **\*\*£380,000\*\***
- 2/3 Bedroom Semi Detached
- Chalet Style Bungalow
- Shower Room With Separate W/C
- Lounge with Gas Fireplace
- Dining Room
- STUNNING Rear Garden
- Carport and Driveway
- Scope To Put Your Own Stamp On It
- CALL NOW TO ARRANGE YOUR VIEWING



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(89-91) <b>B</b>		(81-91) <b>B</b>	
(85-88) <b>C</b>		(69-80) <b>C</b>	
(81-84) <b>D</b>		(55-68) <b>D</b>	
(77-80) <b>E</b>		(39-54) <b>E</b>	
(73-76) <b>F</b>		(21-38) <b>F</b>	
(69-72) <b>G</b>		(11-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>67</b>	<b>82</b>		

England & Wales EU Directive 2002/91/EC



### LOCAL INFORMATION FOR SNODLAND

Snodland railway station offers direct route straight into London. For families there is a choice of 'Ofsted Good' rated primary schools, nursery's 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.

### ADDITIONAL INFORMATION

Freehold  
Council Tax Band D  
EPC Rating D

### DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

