



Tom Joyce Close

Snodland ME6 5BT

Guide Price £475,000



COUNTRY HOMES

Snodland ME6 5BT

Guide price***£475,000 - 500,000***

KHP Country Homes are delighted to bring to the market this well presented 4 Bedroom Detached House, situated in a quiet no through road in Snodland. Offering easy access to the M2 and M20, the property is also located a short distance from the High Street, where you will find local amenities such as a bakers, a hairdressers, a CO-OP convenience store, and more.

Set across two floors, the ground floor comprises a hallway with a storage cupboard and downstairs w/c, a kitchen with integrated dishwasher and electric oven/ hob, and a utility room. The sitting room features a bay window looking out over the front garden, and double doors leading to the dining room and separate conservatory.

Upstairs you are greeted with three double bedrooms, and a single currently used as a study room. The master bedroom benefits from its own en suite and built in wardrobes, and the second bedroom with large eave storage. Upstairs you will also find the family bathroom.

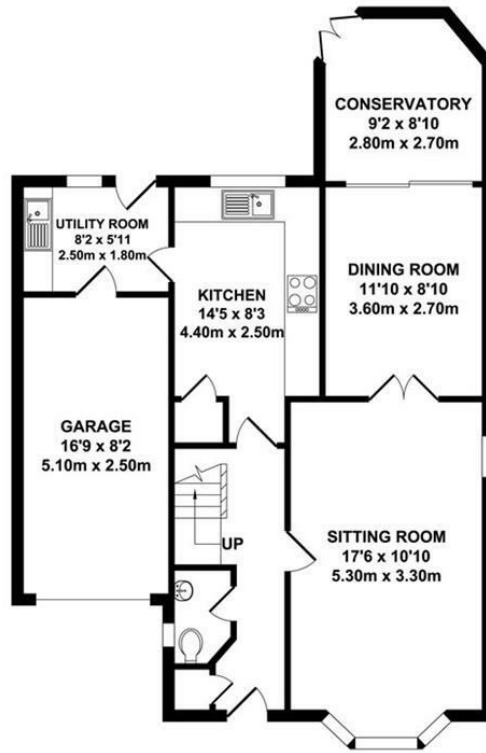
Externally there is a driveway with parking for multiple vehicles, an integral garage which can be accessible through the utility room, and side access into the southerly facing rear garden. The garden is made up of lawn and patio with two storage sheds.

Viewings are highly recommended.

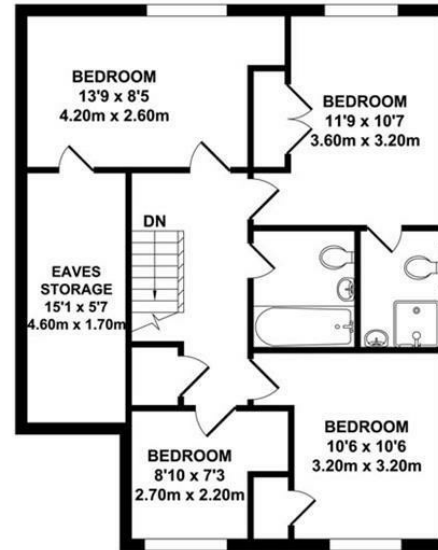
CALL NOW TO ARRANGE YOUR VIEWING!

- 4 Bedroom
- Detached House
- Utility Room
- Downstairs w/c
- Master with Ensuite
- Conservatory
- Sought After Location
- Integral Garage
- Southerly Facing Garden
- **CALL NOW TO ARRANGE YOUR VIEWING!**





GROUND FLOOR
APPROX. FLOOR AREA
733 SQ.FT.
(68.10 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
595 SQ.FT.
(55.20 SQ.M.)

TOTAL APPROX. FLOOR AREA 1328 SQ.FT. (123.30 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
	B		
	C	71	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

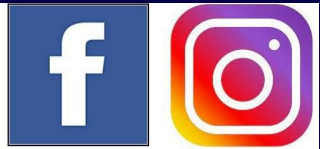
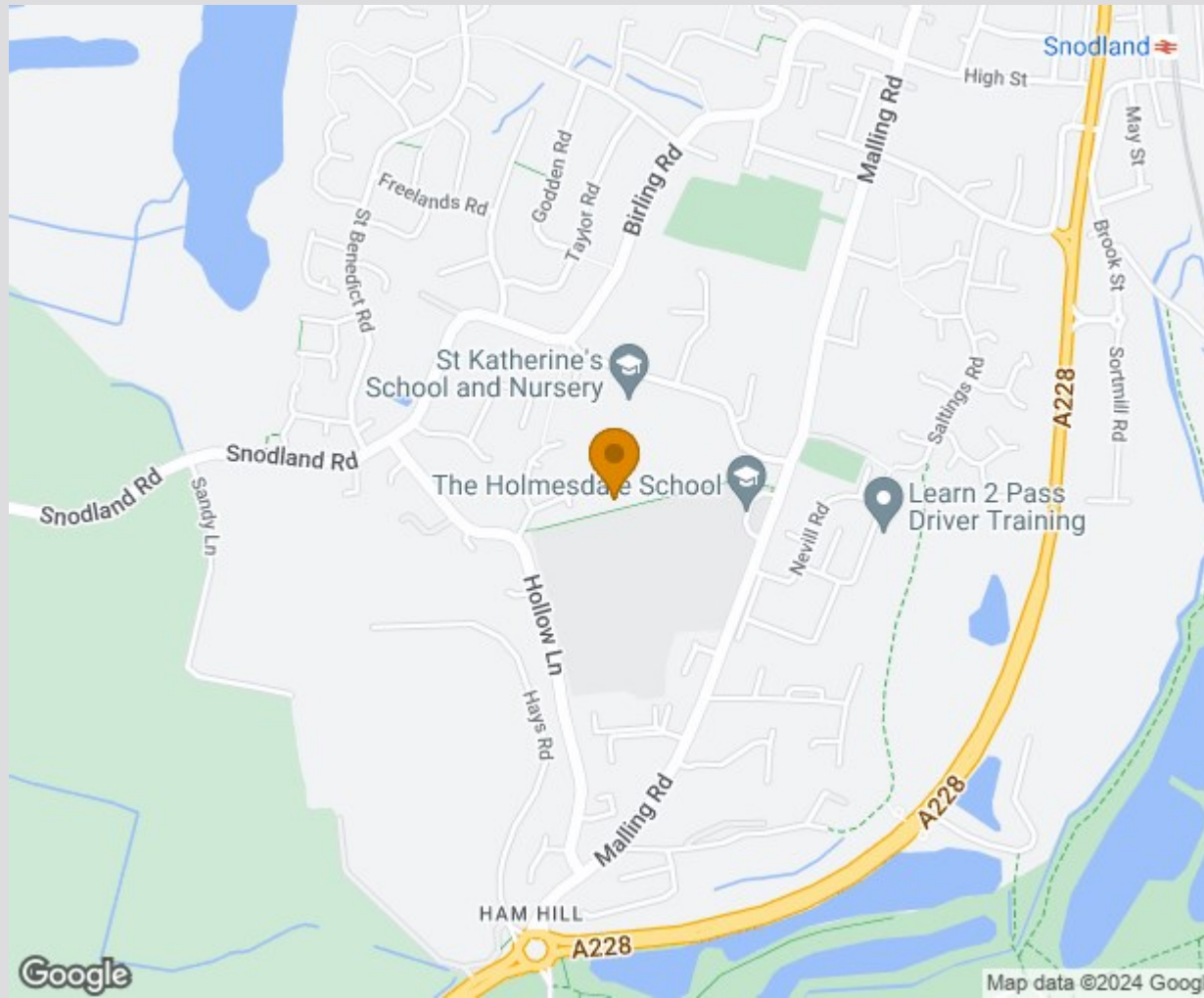




Location Map

Tenure: Freehold

Council tax band: E



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www.khp.me

