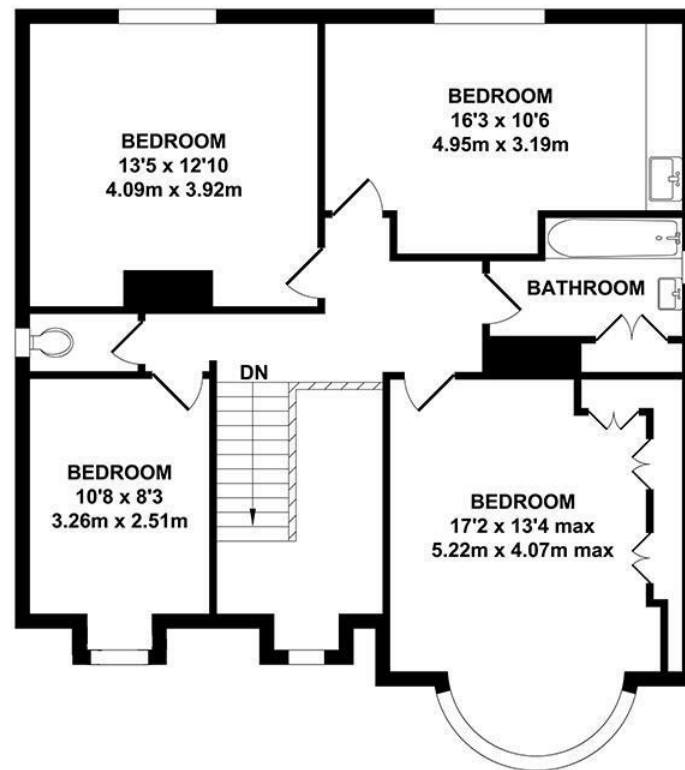


GROUND FLOOR
APPROX. FLOOR AREA
941 SQ.FT.
(87.38 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
809 SQ.FT.
(75.14 SQ.M.)

TOTAL APPROX. FLOOR AREA 1749 SQ.FT. (162.52 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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Malling Road
Snodland ME6 5EQ
Offers Over £510,000

Tenure: Freehold

Council tax band: F



We are pleased to introduce this individually architect designed, detached property in Snodland. Built in 1936 many of the property's art deco features have been retained.

The property benefits from a large entrance hall with high ceilings giving that something extra. It has a large sitting room and separate diner as well as kitchen and utility room. It also has a downstairs shower room. Upstairs provides 4 bedrooms and family bathroom.

The great size rear garden again lives up to the expectations that the house has already set, with a large patio area perfect for family get togethers and lawn. To the front of the house, there is a driveway to fit 2/3 cars as well as ampules of off street parking.

Don't miss out on this stunning property, Call to arrange a viewing!

- Built in 1936
- Downstairs shower room
- Large rear garden
- Driveway to fit 2/3 cars as well as ampules of off street parking
- Large entrance hall with high ceilings
- Don't miss out on this stunning property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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 F
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.

