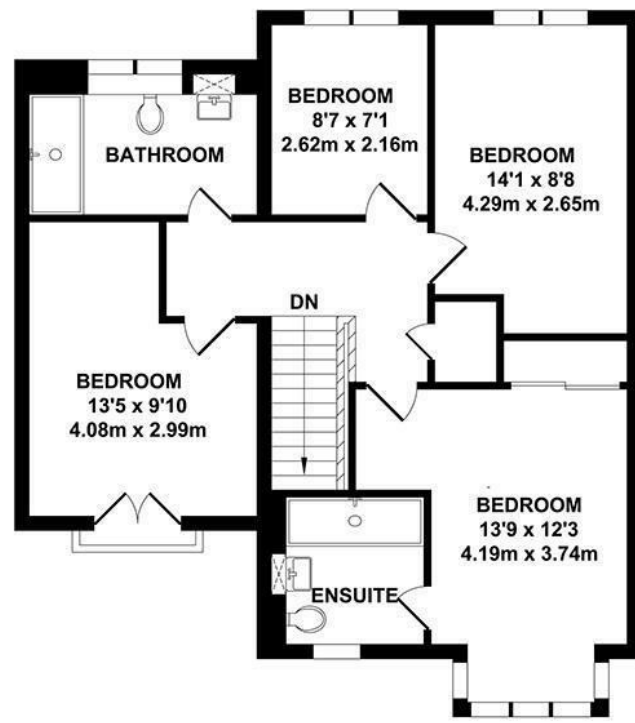


GROUND FLOOR  
APPROX. FLOOR AREA  
703 SQ. FT.  
(65.28 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
685 SQ. FT.  
(63.67 SQ. M)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (128.95 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 misstatement. 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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Manley Boulevard  
Snodland ME6 5SD  
Price £530,000

Tenure: Freehold

Council tax band: E





**WELCOME TO OUR NEW PROPERTY ON HOLBOROUGH LAKES!**

This modern, semi detached home offers an open kitchen/dining area plus a separate living space, down stairs W.C. and integral garage! Heading through the large back doors lies the rear grassed garden To the front there is a driveway providing parking and access to the garage.

This property has 3 parking spaces

The first floor features 4 good size bedrooms, the master having an EN-SUITE, and a separate family bathroom.

This property is ideally located for those needing to commute as the nearby Snodland offers a train station and there are easy links to the M2 and M20, but is situated in a modern concept living development set around Lakes. A beautiful property where early viewing is highly recommended to appreciate all it has to offer.

Call now to arrange a viewing !

- Semi detached
- Popular development
- Drive and garage
- Ensuite
- 4 bedrooms
- Downstairs WC
- Open plan kitchen diner
- Viewing encouraged



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	93		

Energy Efficiency Rating: 83 (Current), 93 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: B (Current), A (Potential).

**LOCAL INFORMATION FOR HOLBOROUGH LAKES**

Situated in the ever popular Holborough Lakes development within easy access to A roads leading to either the M2 and M20 and a train station in neighbouring Snodland. This lakeside development is an oasis set in it's own landscaped grounds and is served by an onsite gym and community centre. This area is popular with professionals wanting to commute and when home be in a modern concept living, well tended location.

**ADDITIONAL INFORMATION**

Freehold  
Council Tax Band E  
EPC Rating B

**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.

