



36 Taylor Road, Snodland, ME6 5HJ
Offers Over £360,000




INCREDIBLE REFURISHMENT OPPORTUNITY 3 BEDROOM HOUSE IN SNODLAND.

This CHAIN FREE house has been in the current family for many happy years and is time to offer a new family the basis for a wonderful future.

Located in a very popular road in Snodland there is an abundance of parking to the front driveway, a garage and great size garden. There is a spacious lounge leading through an arch to the dining room and a separate kitchen. Upstairs are 3 good size bedrooms and a family bathroom.

A canvass on which to paint your home for future generations in a fabulous area of Snodland. Additionally benefitting from a regularly serviced boiler and double glazed windows throughout. We recommend viewing as soon as possible to avoid dissapointment.

- Sought After Snodland Location
- Complete Refurbishment Opportunity
- 3 Bedroom Semi Detached Hosue
- Large Easy To Maintain Garden
- Driveway for Several Cars
- Gas Central Heating
- Serviced Boiler
- Double Glazing
- EPC Rating C
- CHAIN FREE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 





ADDITIONAL INFORMATION

Freehold
CHAIN FREE
Brick Built
Council Tax Band D
EPC Rating C
Gas Central Heating (regularly serviced)]

LOCAL AREA INFORMATION FOR SNODLAND

The village centre is just a few minute's walk and provides a good selection of shops, supermarkets and amenities.

The property is conveniently located for easy access to both the M2 & M20. Snodland Station is within walking distance and offers a direct service to London which takes approximately 45 minutes. There is also a good bus service in the area.

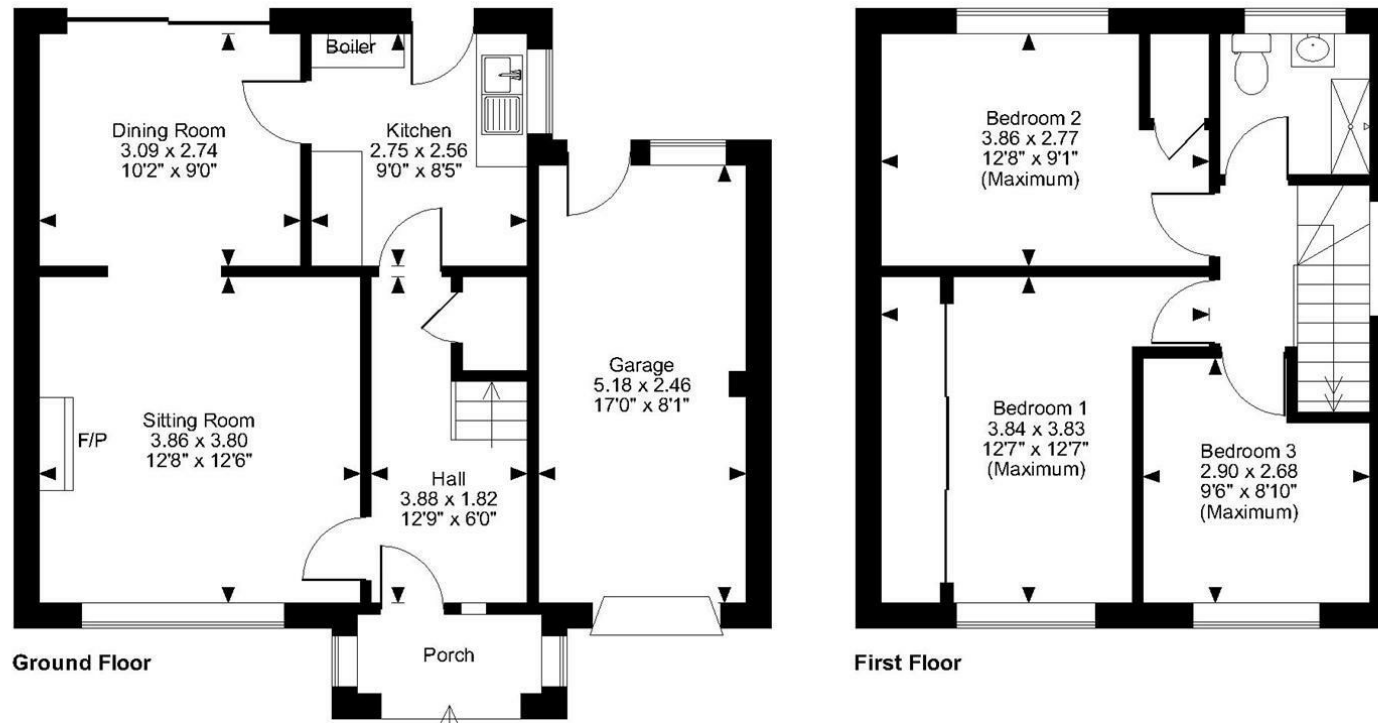
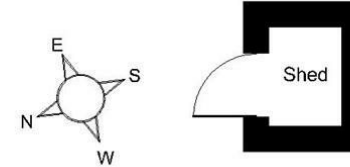
You are a short distance from the beautiful Leybourne Lake Country Park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family. You also have St Andrew's Lakes close by offering a man made beach and selection of activities.

There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, restaurants and entertainment as well as the historic Castle and Cathedral.

For education there is a comprehensive range of primary, grammar and private educational opportunities (including Snodland CofE Primary School, St Katherine's School & The Holmesdale School). For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.



Taylor Road, Snodland, Kent
Approximate Gross Internal Area
Main House = 834 Sq Ft/77 Sq M
Garage = 137 Sq Ft/13 Sq M
Total = 971 Sq Ft/90 Sq M
 Quoted Area Excludes 'External Shed'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8616701/SS

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

