



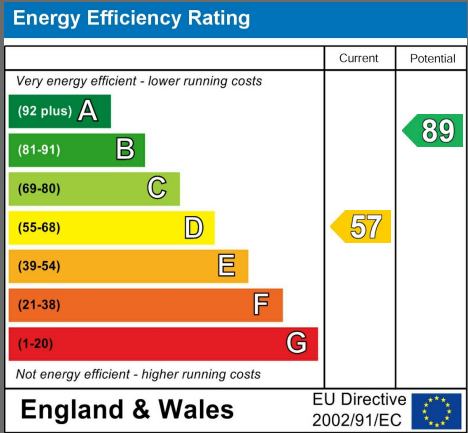
Veles Road, Snodland, Kent, ME6 5RB
Guide Price £375,000

A well presented three bedroom semi detached house located within a pleasant cul de sac, in a favoured area of Snodland which is well placed well for local amenities and schools. Snodland centre benefits from a good range local shops and a train station with services to London and bus services to surrounding areas. There is also convenient access to the A228 that leads through to both the M20 and M2, and for those who enjoy walking, links up with pleasant countryside walks.

Internally the accommodation comprises entrance porch, hall, generous sized lounge, dining room and kitchen, to the ground floor. To the first floor are three bedrooms and a modern bathroom.

Externally there is a block paved drive to the front and side providing off street parking. An intern leads to a detached garage with up & over door. To the rear of the property is mature enclosed rear garden.

- Well Presented Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Detached Garage & Off Street Parking
- Double Glazed Windows & GFCH
- Cul De Sac Position
- EPC Rating D





LOCAL AREA INFORMATION FOR SNODLAND

The village centre offers 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 service to London which takes approximately 45/51 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 C of E 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.

ADDITIONAL INFORMATION

Freehold

Council Tax Band C

EPC Rating D

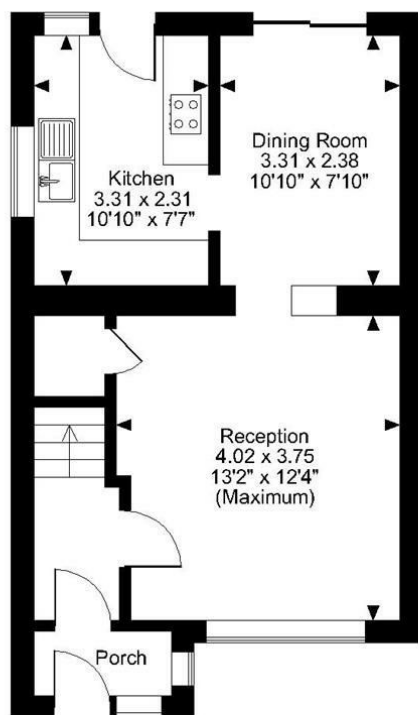
UPVC Double Glazing

Gas Central Heating (New boiler in 2021) - Underfloor heating to kitchen and bathroom

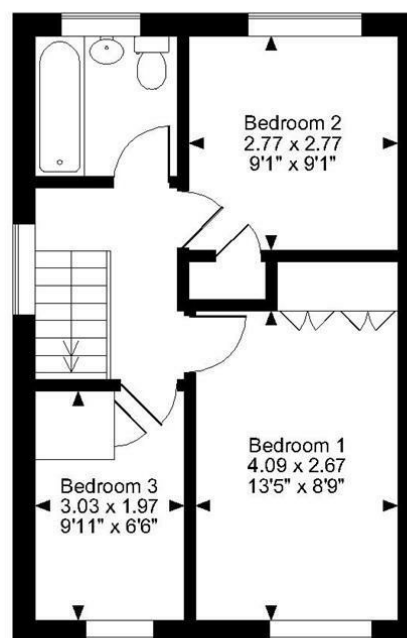
Loft - part boarded with ladder



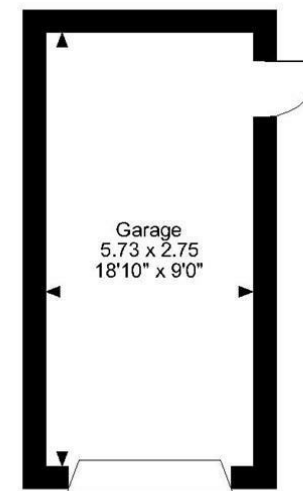
Veles Road, Snodland
Approximate Gross Internal Area
Main House = 821 Sq Ft/76 Sq M
Garage = 170 Sq Ft/16 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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