



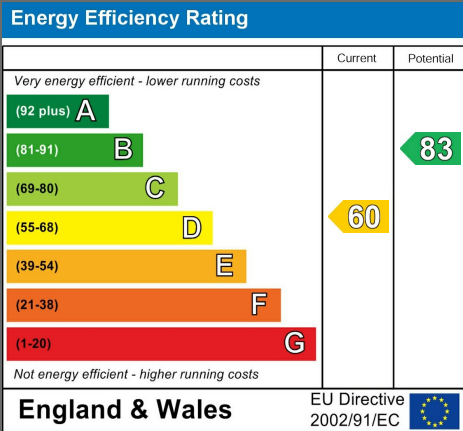
Queens Avenue, Snodland, ME6 5BL
£350,000

DETACHED 2 BEDROOM HOUSE - Rarely available house in the heart of Snodland benefitting from off street parking. This is a unique home with an abundance of benefits

To the ground floor there is an open plan lounge accessible from a porch. Moving through the lounge you come through to the utility area and downstairs bathroom. The kitchen is a good size and directly gives access to the walled garden. Upstairs there are 2 good sized bedrooms and a big storage space.

Outside there is parking for multiple cars and the garden is a manageable walled private area. This is a lovely DETACHED home that is moments from the high street, local amenities and transport links. The benefit of off street parking is a big advantage.

- DETACHED 2 Bedroom House
- Charming Home In The Heart Of Snodland Village
- Combi Boiler Installed Within Last 5 Years
- Driveway For Two Vehicles
- Downstairs Shower Room
- Close to Amenities And Transport Links
- EPC Rating D





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.

ADDITIONAL INFORMATION

Freehold
Brick Built
Council Tax Band C
EPC Rating D
Hive Central Heating





GROUND FLOOR
APPROX. FLOOR AREA
382 SQ.FT.
(35.48 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
318 SQ.FT.
(29.51 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (64.99 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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