



**St. Benedict Road, Snodland, Kent, ME6 5LY**  
**Offers Over £450,000**





This beautifully presented and thoughtfully extended three-bedroom detached family home is set within a popular area of Snodland, forming part of an established and well-regarded development. The property enjoys a particularly pleasant position, backing directly onto open green space with mature trees and a pond. The development itself benefits from an abundance of nearby countryside walks and outdoor spaces to enjoy, while also being ideally placed for commuters with excellent transport links close at hand.

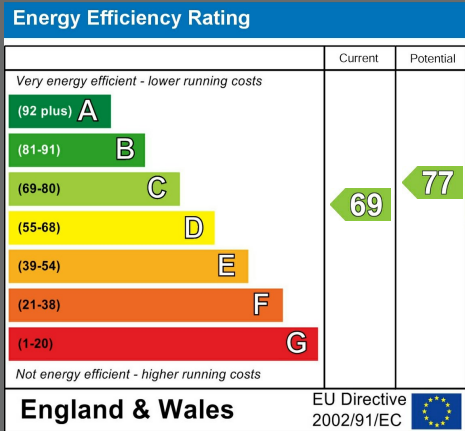
The accommodation is both well-planned and generously proportioned. To the ground floor, a welcoming living room flows seamlessly into an open-plan kitchen/diner, providing an ideal space for family gatherings and entertaining. A practical ground floor shower room adds versatility, and the conservatory offers a light-filled space overlooking the rear garden.

Upstairs, there are three good-sized bedrooms, each with ample space, together with a well-appointed family bathroom.

Externally, the property enjoys a private side and rear garden offering seclusion and outdoor space to relax. A driveway to the front provides off-road parking, complemented by a good-sized attached garage.

This appealing family home is offered to the market with no onward chain, making it an excellent opportunity for buyers seeking a move-in ready property in a convenient and highly regarded location.

- No Forward Chain
- Well Presented Detached House
- Three Well Proportioned Bedrooms
- Generous Sized Lounge
- Open Plan Kitchen/Diner
- Ground Floor Shower Room/Wc
- First Floor Bathroom/Wc
- Good Sized Attached Garage & Drive
- Secluded Rear & Side Garden
- Energy Rating C







## LOCAL AREA INFORMATION FOR SNODLAND

Snodland is a well connected area that combines local convenience with easy access to the surrounding countryside. The centre offers a good selection of shops, supermarkets and everyday amenities.

For commuters, Snodland Station provides a direct service to London. The M2 and M20 motorways are both close by, and there is also a local bus service.

The area enjoys a variety of leisure opportunities, with Leybourne Lake Country Park close at hand, offering outdoor activities and peaceful family walks, while St Andrew's Lakes provides a man-made beach and a range of watersports. The nearby town of West Malling is well known for its excellent choice of restaurants, bars and boutique shops, adding further appeal. The historic town of Rochester is also within easy reach, with its Cathedral, Castle and cultural attractions, and there are several picturesque villages nearby.

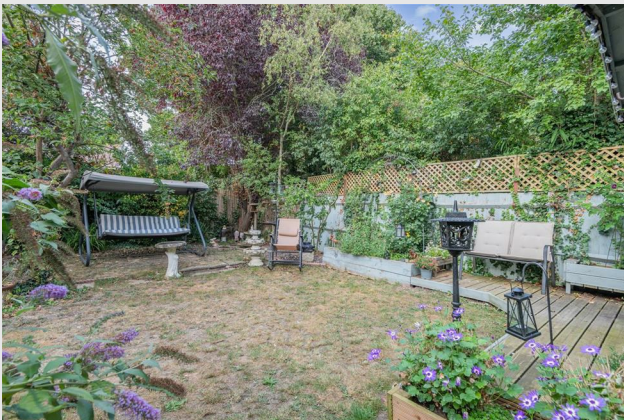
Families benefit from a strong choice of schools, including Snodland CofE Primary, St Katherine's School and The Holmesdale School, as well as grammar and independent schools in the wider area.

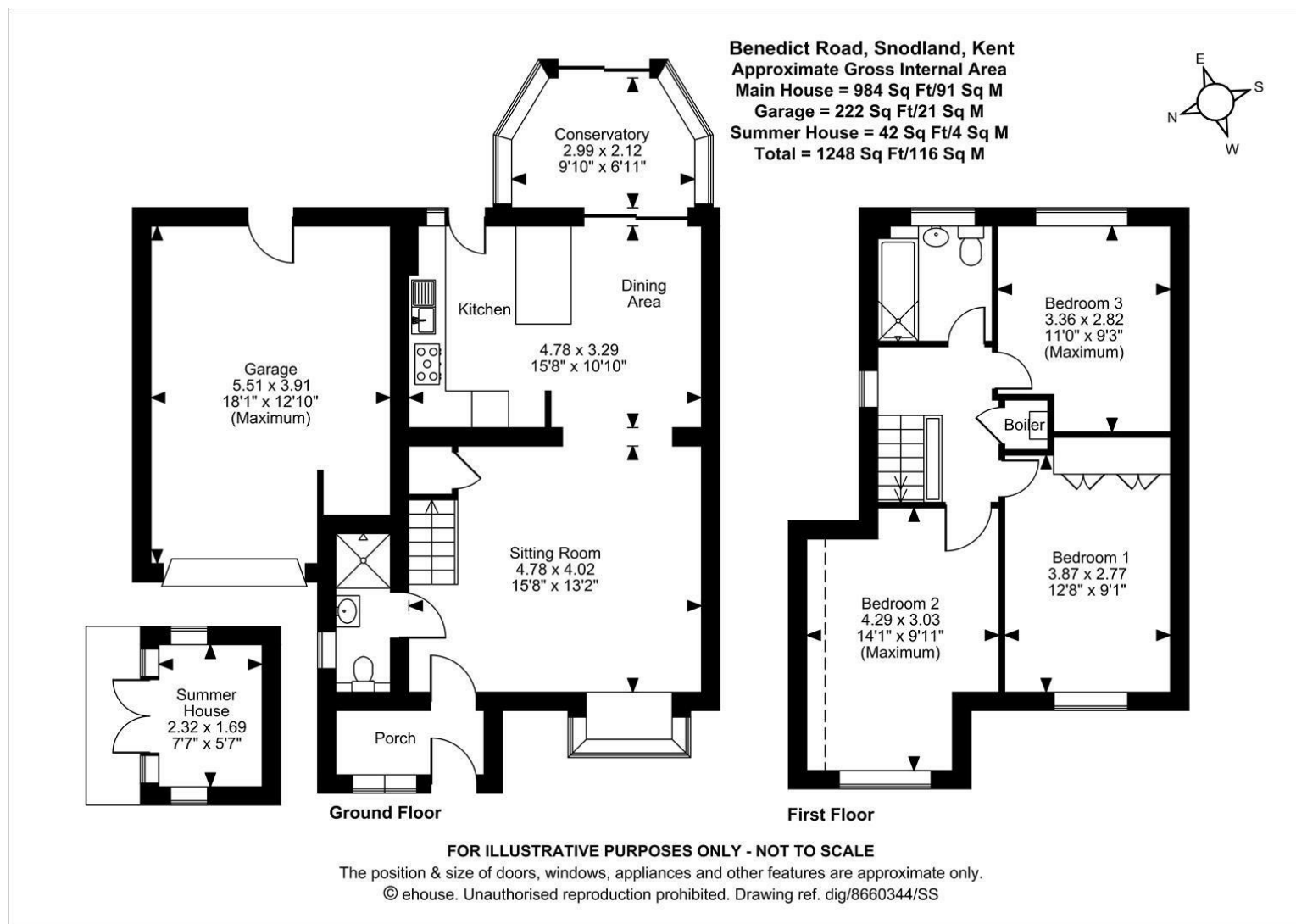
## ADDITIONAL INFORMATION

Freehold  
Council Tax Band E  
EPC Rating  
Gas Central Heating  
Loft - part boarded with ladder

## AGENTS NOTE

Notice Under the Estate Agents Act 1979  
Page & Wells Ltd disclose an interest in this property in accordance with the provisions of the Estate Agents Act 1979.





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

