



**Price**  
**£450,000**

**Freehold**

3x  2x  1x 

**Manley Boulevard,  
Holborough Lakes,  
Snodland, Kent, ME6**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented detached house ready to move straight into
- Handy garage, driveway plus EV car charging point outside your front door
- Great entertaining space in the stunning and upgraded garden
- Family bathroom, en-suite shower room and downstairs cloakroom
- With no onward chain, this could be yours sooner than you think

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 12'4 x 8'2 (3.76m x 2.49m)  
Lounge/Diner: 17'2 x 15'7 (5.24m x 4.75m)

### FIRST FLOOR

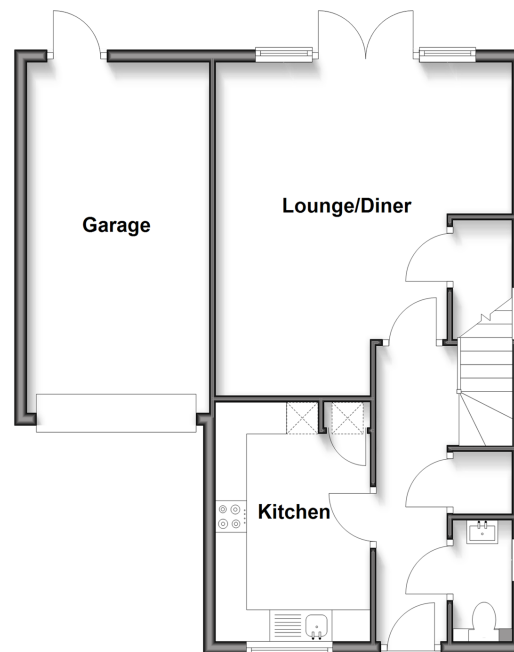
Landing  
Bedroom 1: 11'11 x 10'0 (3.63m x 3.05m)  
En-Suite Shower Room  
Balcony  
Bedroom 2: 10'7 x 8'5 (3.23m x 2.57m)  
Bedroom 3: 7'10 x 6'10 (2.39m x 2.08m)  
Family Bathroom

### OUTSIDE

Front and Rear Gardens  
Garage and Driveway

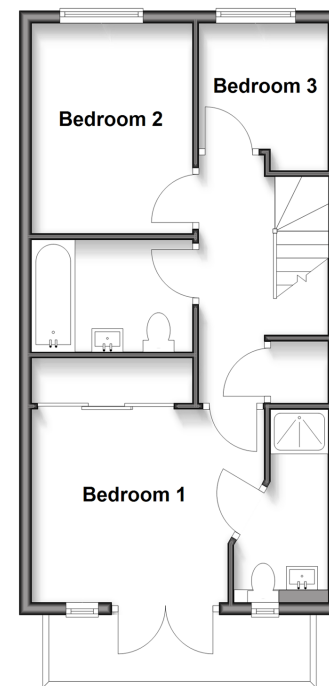
### Ground Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



**Call Snodland - 01634 245055 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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