



OVER 60?

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

Price

£360,000

Freehold

3x  1x  2x 

**Birling Road, Snodland,
Kent, ME6**

Wards
Helping you move forwards



Main features

- **Fantastic home with a great size garden in a desirable location**
- **Opportunity to add your own stamp**
- **Ample parking so no stress at the end of the day**
- **Potential to extend subject to necessary planning consents**
- **All rooms are spacious, it really is a must view**

Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 11'11 x 11'6 (3.63m x 3.51m)
Dining Area: 12'0 x 10'11 (3.66m x 3.33m)
Kitchen: 11'4 x 6'5 (3.46m x 1.96m)
Lean-to: 9'0 x 6'7 (2.75m x 2.01m)

FIRST FLOOR

Landing
Bedroom 1: 11'11 x 11'5 (3.63m x 3.48m)
Bedroom 2: 12'1 x 10'2 (3.69m x 3.10m)
Bedroom 3: 8'1 x 7'6 (2.47m x 2.29m)
Shower Room

OUTBUILDING

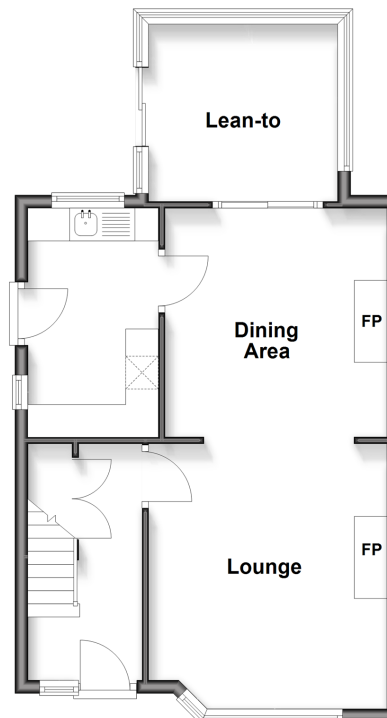
Garage

OUTSIDE

Front and Rear Gardens
Driveway

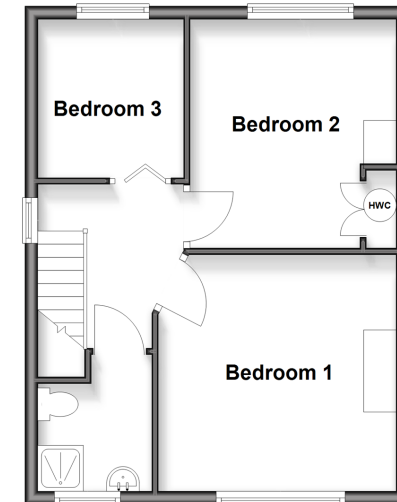
Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



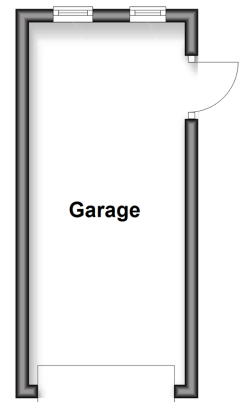
First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Outbuilding

Approx. 13.2 sq. metres (142.6 sq. feet)



Call Snodland - 01634 245055 ■ wardsofKent.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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