



**OVER 60?**

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

**Guide Price**

**£425,000**

**Freehold**

4x  1x  1x 

**Malling Road, Snodland,  
Kent, ME6**

**Wards**  
Helping you move forwards





## Main features

- Immaculately presented detached house which is over 1500sq ft
- The perfect entertaining space with the lounge and dining area
- The kitchen is a chef's dream
- Handy downstairs cloakroom, plus hotel style upstairs bathroom
- Ample parking awaits you after a long day, plus it's chain free

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 14'0 x 10'2 (4.27m x 3.10m)

Dining Area: 12'3 x 9'1 (3.74m x 2.77m)

Kitchen: 12'4 x 11'7 (3.76m x 3.53m)

Conservatory: 10'0 x 9'8 (3.05m x 2.95m)

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 10'11 (3.56m x 3.33m)

Bedroom 2: 11'9 x 10'5 (3.58m x 3.18m)

Bedroom 3: 10'10 x 10'8 (3.30m x 3.25m)

Bedroom 4: 10'10 x 9'4 (3.30m x 2.85m)

Study: 5'8 x 5'7 (1.73m x 1.70m)

Family Bathroom

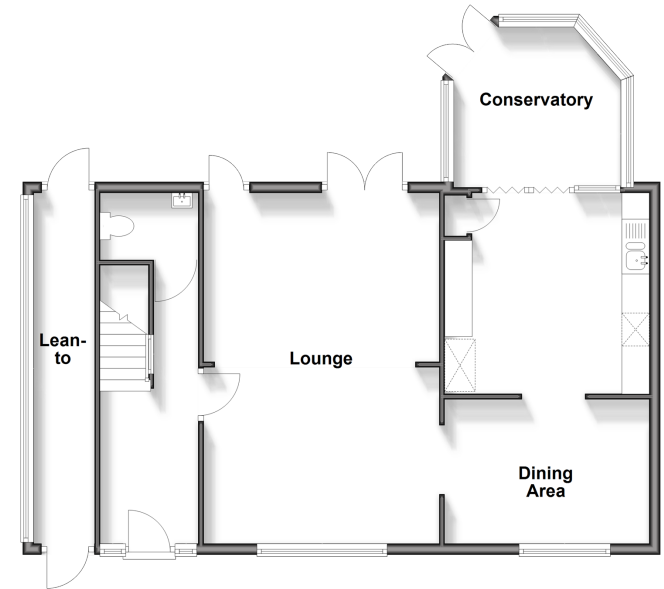
### OUTSIDE

Lean-to

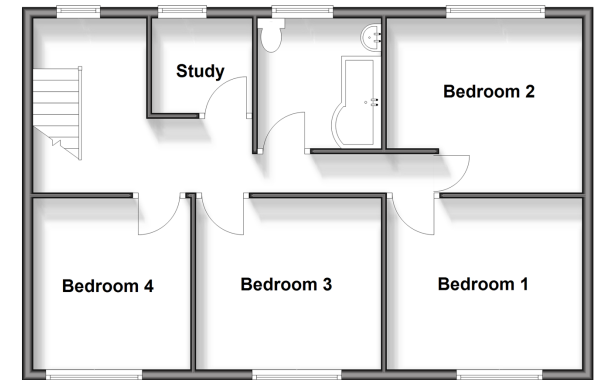
Driveway

Rear Garden

**Ground Floor**  
Approx. 80.7 sq. metres (869.0 sq. feet)



**First Floor**  
Approx. 65.5 sq. metres (705.0 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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