



Price
£440,000

Freehold

3x  1x  2x 

**St. Katherine's Lane,
Snodland, Kent, ME6**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Fantastic family home that has never been on the open market**
- **Extremely versatile plot which could be extended - subject to planning**
- **Easy parking on the large driveway**
- **Ready to move into - add your own stamp and create your dream home**
- **Spacious and breathtaking garden with workshop plus summer house**

Accommodation

GROUND FLOOR

Porch

Hallway

Lounge: 16'6 x 11'0 (5.03m x 3.36m)

Dining Area: 12'7 x 9'11 (3.84m x 3.02m)

Sitting Area: 20'10 (6.35m) x 11'0 (3.36m) narrowing to 7'0 (2.14m)

Kitchen: 11'10 x 11'0 (3.61m x 3.36m)

FIRST FLOOR

Landing

Bedroom 1 : 11'8 x 11'0 (3.56m x 3.36m)

Bedroom 2: 12'0 x 11'0 (3.66m x 3.36m)

Bedroom 3: 8'9 x 7'0 (2.67m x 2.14m)

Family Bathroom

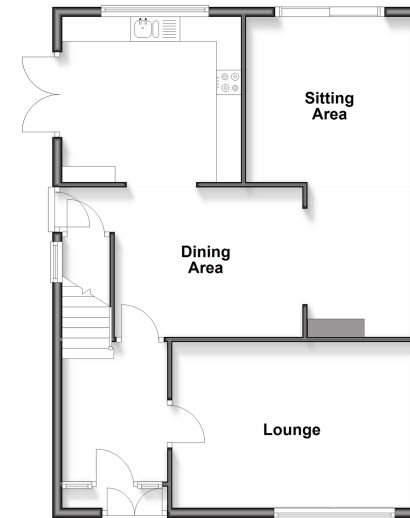
OUTSIDE

Front and Rear Gardens

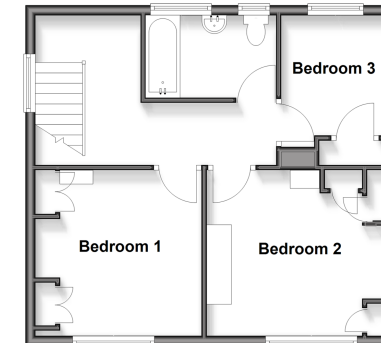
Driveway

Workshop: 18'0 x 9'7 (5.49m x 2.92m)

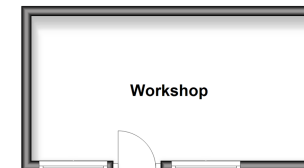
Ground Floor
Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.7 sq. feet)



Outbuilding
Approx. 16.1 sq. metres (172.8 sq. feet)



Call Snodland - 01634 245055 ■ 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 59% less, by purchasing a Lifetime Lease.



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