

Bluebell  
ESTATES



23, Queens Road, Snodland, ME6 5BH  
Offers In Excess Of £250,000

## About this property.....

Nestled in the heart of Snodland, this delightful 3-bedroom end-of-terrace property presents a unique opportunity for those seeking a home with potential too add their own stamp on the place. Boasting two generous reception rooms, an unusually large kitchen, and a convenient ground floor wet room, this property is a canvas ready to be transformed into your dream home. It is ideally located just a few minutes walk from Snodland High Street with plenty of amenities and just a 6 minute walk to the station which offers high speed services to London St Pancras from 23 minutes. We recommend an early viewing on this no chain home as we expect it to generate a good deal of interest.

## Situation.....

Located on the picturesque River Medway, Snodland is a small town in Kent that offers an excellent blend of outdoor activities and modern amenities. Sports enthusiasts can easily access the 250-acre Leybourne Lakes Country Park, which is home to various water sports like scuba diving, windsurfing, and kayaking. The town also offers a network of public footpaths through neighbouring farmland and woodland, ideal for land-based activities. Snodland has several independent stores, primary and secondary schools, and great road connections to junction 4 of the M20 and junction 2 of the M2 motorways. Its train station provides easy access to London, with journey times of around 45 minutes, and Ebbsfleet International is just 18 minutes (13 miles) away by car, with trains to London St. Pancras in a mere 19 minutes.









## Useful information.....

- Probate applied for, but not yet granted
- End of terrace
- No onward chain
- Gas central heating
- Council Tax band C
- South-Facing garden

# 23, Queens Road, Snodland, ME6 5BH

## Ground Floor



## First Floor



Total area: approx. 76.9 sq. metres (828.3 sq. feet)

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



