



 2  
Bedrooms

 0  
Bathroom




This semi detached property has plenty to offer within this popular **over 55's only development**. Stepping through the front door and into the hallway you have the modern kitchen to the right with plenty of storage and room for all the usual appliances, there is a downstairs WC and good size living room with the added benefit of a conservatory looking out to the South facing rear garden. The manageable garden is partly patio'd and partly laid to lawn with mature shrubs and handy garden shed. Upstairs there are 2 bedrooms, one of which is a good sized double to the front, the second single bedroom is to the rear as is the bathroom. The property does require some modernisation and is offered to the market **Chain Free!**

Ostler Close is the perfect retirement community offering privacy and independence around neighbours of a similar age. Snodland offers excellent facilities all within very easy walking distance from the property which include doctors, dentists, opticians, a library, plenty of hairdressers and many other local shops. Transport links are also on the doorstep with a bus stop within 250 yards.

Snodland is located closely to the North Downs in an area of outstanding Natural Beauty benefiting from fabulous walks in all directions from the village. Holly Hill is one of the highest points in Kent with views across to Canary Wharf, head towards Leybourne for walks around the lakes or enjoy riverside walks along the river Medway. Transport links are excellent with the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station with its fast service into London. For families there is a choice of 'Ofsted Good' rated primary schools, nurseries and Secondary all within walking distance. The village itself has a wide choice of shops and amenities such as local bakers, convenience stores, pet shop, hairdressers, vets, cafes and restaurants to name a few. The community sports centre is again within walking distance offering a range of clubs and activities and a diving school in nearby Holborough Lakes.

For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



Address: 5 Ostlers Court, ME6

