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FOR SALE

 4
Bedrooms

 1
Bathroom



Welcome to Malling Road on the market for the first time since the 1980's. Just a short stroll from the bustling Town Centre you will find this detached property with no forward chain. Park at ease on the driveway or in the garage which has a remote garage door, step on in and let your imagination run wild with what you could do to turn this into your perfect home. The large sitting room has a floor to ceiling window to the front which lets the light flood in, through to the dining room with patio doors out to the garden, separate kitchen/breakfast room through to rear lobby and downstairs WC. Upstairs you will find 4 double bedrooms the rear ones have a fine out look of the North Downs and the large family bathroom is the finest example of a retro bathroom suite that we have seen and enough room to swing a few cats!

But what is really special about this home is the garden with an abundance of mature shrubs and fruit trees it really is a childrens paradise with the space to create relaxing areas for the adults and play space for the kids.

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.

Call today to arrange your appointment to view.

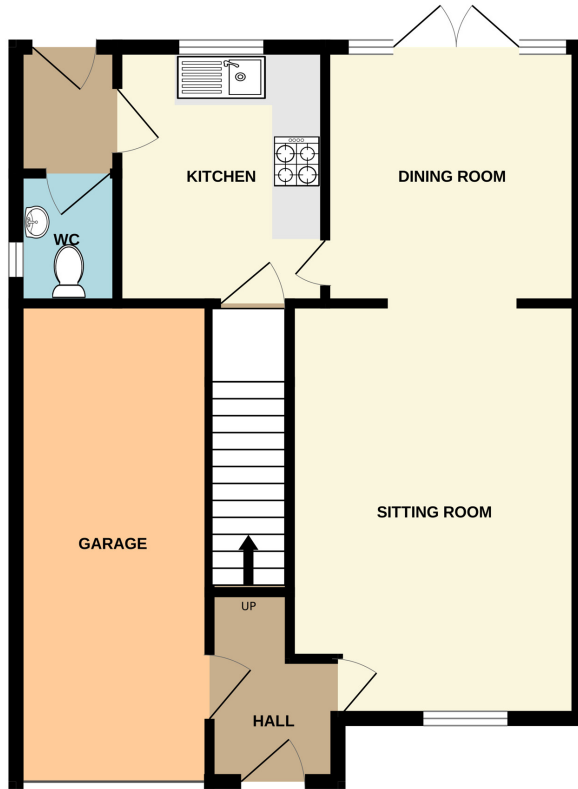


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

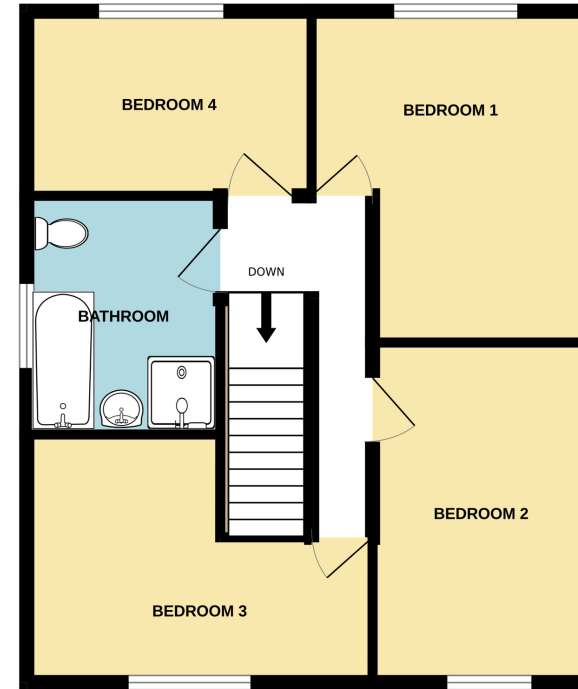
Address: 173 Malling Road, ME6



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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