



 4
Bedrooms

 1
Bathroom



Presented to a high standard throughout this 3/4 bedroom town house sits in a prime location.

Park on the drive and come on in! This immaculately presented property is spaciouly set over 3 floors. Upon entry the garage has been converted into an additional living space, currently used as a home office it could also be used as a fourth bedroom with plenty of built in storage and handy WC. Through to the living room which is flooded with natural light from the patio doors leading out to the secluded rear garden. On the next floor you will find the large modern kitchen/diner kitted out with plenty of storage and room for all the usual appliances which looks out over the rear garden. Across the hall is Bedroom 2 which is a good sized double with fitted wardrobes, up we go again to the 2nd floor and here is bedroom 1 another good sized double again with fitted wardrobes, bedroom 3 is also a good size again benefiting from built in storage. The newly fitted shower room is also on this floor.

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		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Constitution Hill, ME6



