



 2
Bedrooms

 1
Bathroom



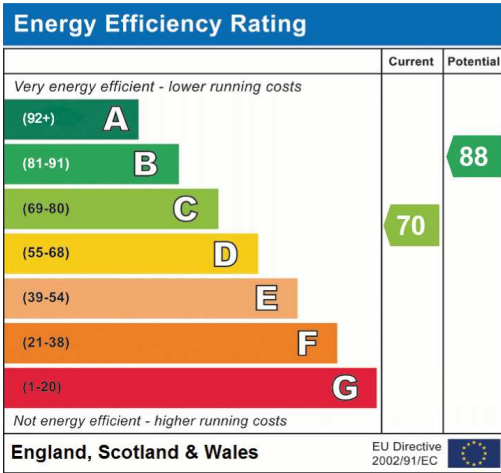
This perfectly proportioned two bedroom starter home conveniently located in the heart of Snodland will suit many. There are plenty of amenities right on your doorstep, including a huge playing field within a minutes walk, a perfect place to let the kids run riot!

Step on into the welcoming cosy lounge which leads through to the fitted kitchen and out to the low maintenance courtyard garden, a real summer suntrap. The bathroom is also located downstairs and upstairs you will find 2 great sized double bedrooms.

Whether this is going to be your first time buy, or you are looking to downsize; this is one not to be missed.

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, nurserys 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.

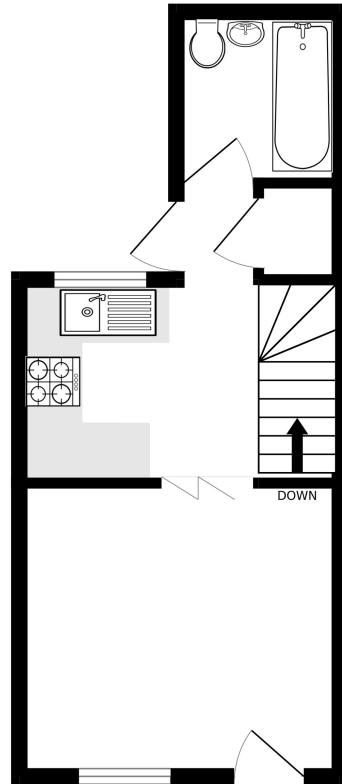
For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



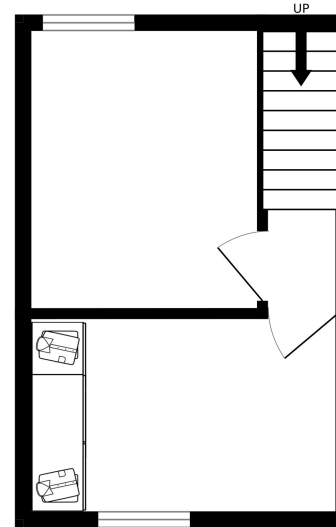
Address: Birling Road, Snodland, ME6



GROUND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 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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