

CWB

Property Sales, Lettings and
Management



 4
Bedrooms

 2
Bathrooms



Welcome to Taylor Road one of the most popular Roads in Snodland! CWB are thrilled to be marketing this fabulous spacious 4 double bedroomed family home. Park at ease on the driveway with space for the entire families cars and step on in.....

The large hall area has plenty of room to store all those coats and shoes with a handy downstairs WC, through to the large inner hall which is currently used as a home office area. The kitchen has plenty of room for all the usual appliances and plenty of storage, but its the extended living and dining room that really gives the Wow factor. You will also find one of the larger double bedrooms on the ground floor with its own ensuite shower room, a parents perfect escape from the kids. Upstairs you will find the additional 3 double bedrooms, the 2 rear bedrooms have views out to the Downs and the large modern family bathroom also has a separate shower cubicle as well as a bath. Outside there is a huge carport leading down to the garage and the south facing rear garden does not disapoint. The garden has an abundance of mature shrubs, plenty of seating areas and its own secret garden. If this house does not tick all the boxes for a great sized family home then I don't know what will!!

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

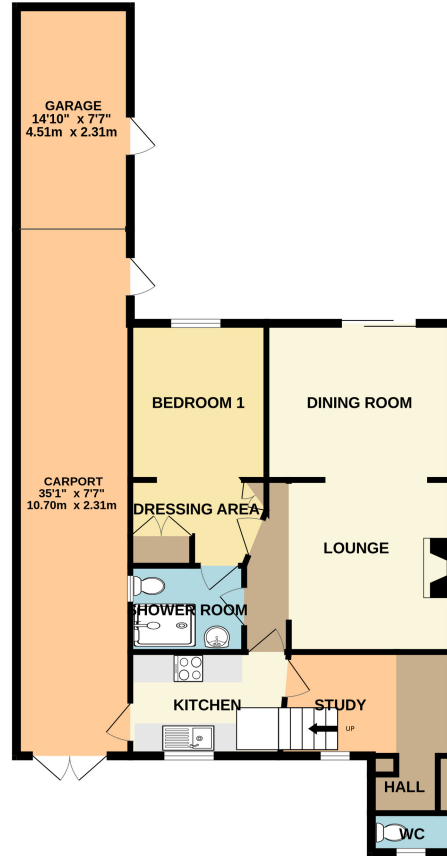


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

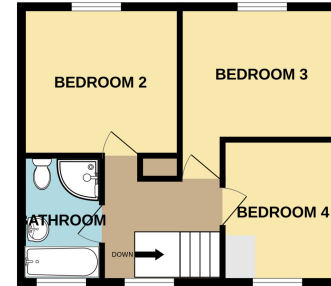
Address: 46 Taylor Road, ME6



GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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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