



 **5**  
Bedrooms

 **2**  
Bathrooms



Welcome to Malling Road an Edwardian property built in 1904 boasting a wealth of original features yet sympathetically remodelled for the modern family to enjoy.

Once inside you are greeted with the charm of this stunning home. The kitchen/dining/family room really is the heart of this home, additional windows let the light flood in and the patio doors open direct onto the decking for alfresco entertainment. The large sitting room with log burner and gorgeous bay window is the perfect relaxing space with plenty of room for the family to cosy up. Upstairs you will find the principle bedroom and ensuite shower room, a huge space which is flooded with light from the bay window, another great size double to the rear benefits from garden views, bedroom 3 is currently used as a study and the the family bathroom and toilet are also on this floor. Up again and the top floor houses 2 further rooms currently used as a dressing room and vast walk in wardrobe - every fashionistas dream!

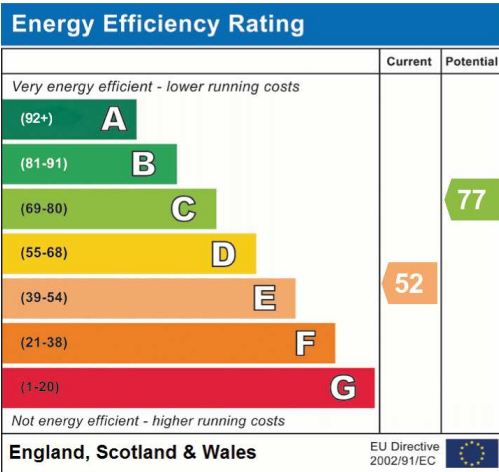
The great size rear garden again lives up to the expectations that the house has already set, with decked seating area, lawn and mature shrubs its the perfect paradise. To the front there is off road parking for 3 vehicles.

What the Agent says:- When the current owners approached us to market their gorgeous property, we were beyond excited! there really is nothing not to love about this home and we can't wait to show prospective buyers around.



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.

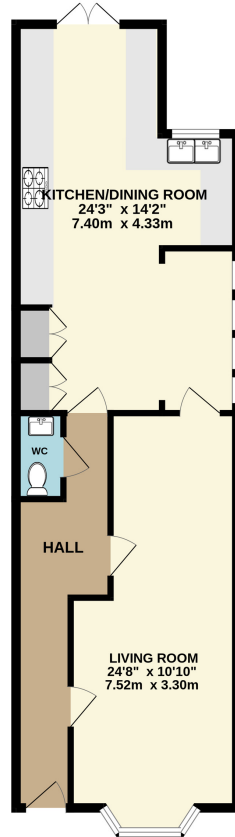
For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



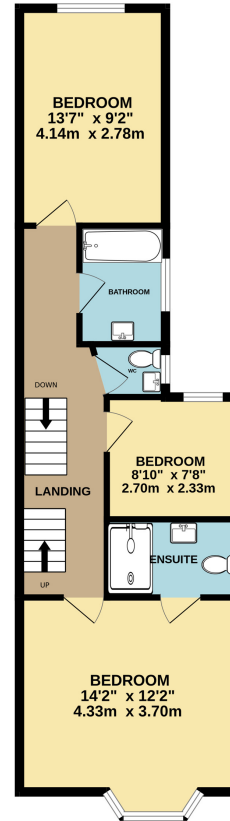
Address: Malling Road, ME6



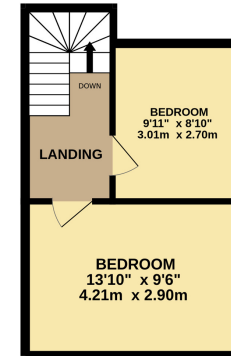
GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1534sq.ft. (142.5 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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