



 2
Bedrooms

 1
Bathroom



This Victorian home has been updated to a high standard. Still oozing with character and charm, you can move straight in and take advantage of the improvements that have been carried out. Set close to the village centre, whether its transport links, like the high-speed train into London or the fresh bakery for a loaf of bread or the local schools you are spoilt for choice with facilities all a short walk away.

Hang your coat and shoes in the porch and come on in, an impressive lounge welcomes you with its bay window which gives a light and airy feel, a separate dining room makes a perfect setting for entertaining friends and family, opening onto a great sized Kitchen with lots of worktop space & utility area.

Upstairs you will find two big double bedrooms with a separate modern hotel style family bathroom finished to a high standard, The property also boasts potential to extend into the loft (STPP) the landing has a storage cupboard which would make a perfect location for a set of up and over stairs into the loft.

Working from home or fancy a home gym? The summer house will be sure to impress & would make the space of your choice, especially with its own shower room. The garden area makes the perfect space to entertain friends and family with various seating areas.

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.

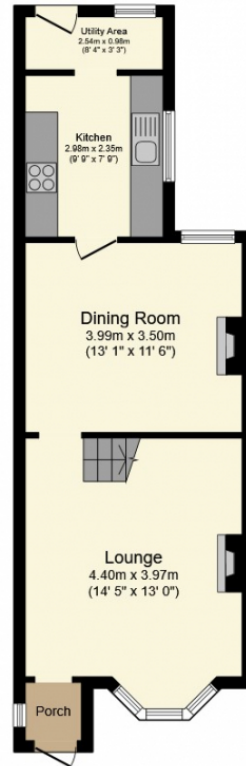
For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(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	

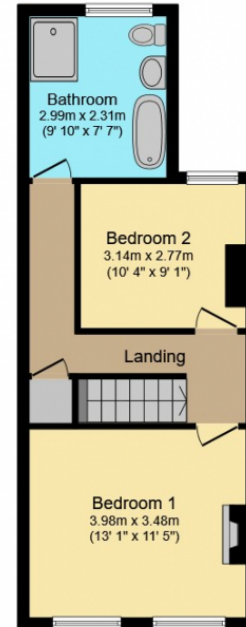
Address: 144 Malling Road, ME6





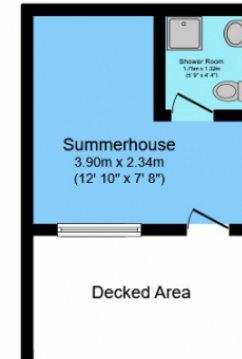
Ground Floor

Floor area 44.6 sq.m.
(480 sq.ft.) approx



First Floor

Floor area 39.8 sq.m.
(429 sq.ft.) approx



Outbuilding

Floor area 15.4 sq.m.
(166 sq.ft.) approx

Total floor area 99.8 sq.m. (1,074 sq.ft.) approx

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