



 3  
Bedrooms

 2  
Bathrooms







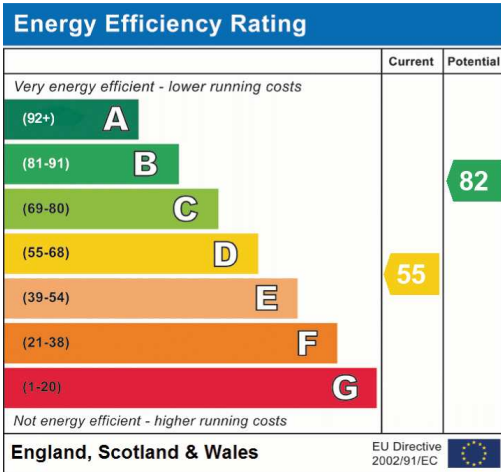
Are you looking for a great sized 3 bedroomed family home? with 2 bathrooms? huge rear garden? period features? multipurpose summer house? Then we have the home for you. Welcome to Malling Road an Edwardian property boasting a wealth of original features and just a 10 min walk from the station which benefits from the high speed service from Snodland into Stratford, Kings Cross, St Pancras.

Step on into the hallway and to the front of the property you are welcomed into the sitting room, the perfect place to relax with its high ceilings, fireplace and the large bay window lets the light flood in. The dining room is the perfect place to host with plenty of room for the whole family to sit, doors lead out to the sunny rear garden and the country style extended kitchen perfectly complements this property and creates the perfect space to cook up a storm. To the rear there is a handy utility room and downstairs shower room. Upstairs you will find the main bedroom to the front which is flooded with light from the bay window, you also have another 2 great sized doubles and the family bathroom.

The great size rear garden is definately a huge plus point to the property and perfect for summer entertaining, the current vendors have created a large decked area, further down the garden is the built in BBQ and bar! At the bottom of the garden the Summer House is a great added feature, it has electric and water, to create your own home office/gym/kids den or whatever you fancy!

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.

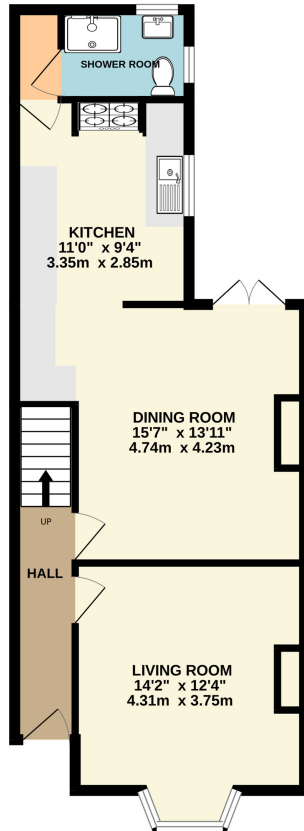
For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



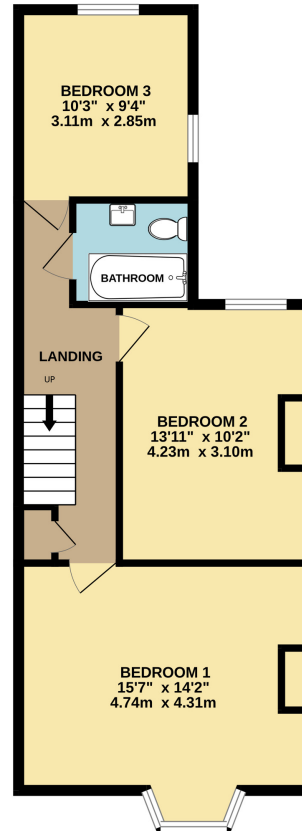
Address: 197 Malling Road, ME6



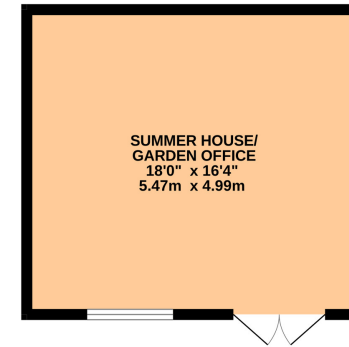
GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



ENTRANCE FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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