

CWB

Property Sales, Lettings and
Management



 3
Bedrooms

 2
Bathrooms



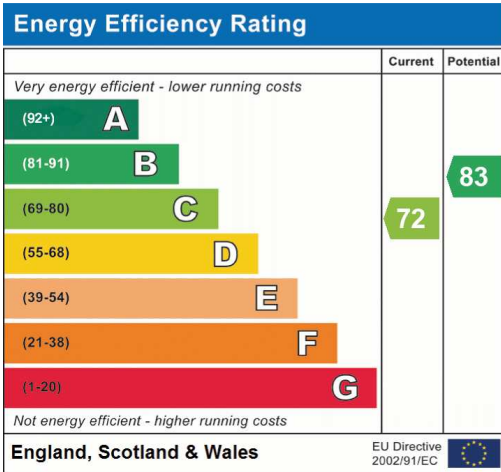
Are you looking for a great sized 3 bedroomed family home? with 2 bathrooms? huge rear garden? garage and off road parking? Solar panels? Then welcome to Godden Road this is the home for you.

Step on into the handy porch perfect for storing your shoes and coats. The hallway leads through to the lounge/diner with a large bay window that lets the light flood in, the extension consists of the garden room, additional downstairs shower room which puts a stop to the bathroom arguments in the morning and rear lobby. The kitchen is a good size with room for all the usual appliances and perfect to cook up a storm whilst the family spread out in the extended reception rooms. Upstairs you will find 2 good sized double bedrooms and a large single 3rd bedroom and the family bathroom.

The great size rear garden is definately a huge plus point to the property and perfect for summer entertaining, the garden is well established with mature shrubs, vegetable patch and large patio area looking over to the North Downs.

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 just a 10 minute walk away with its fast service into Stratford, Kings Cross, St Pancras. 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.

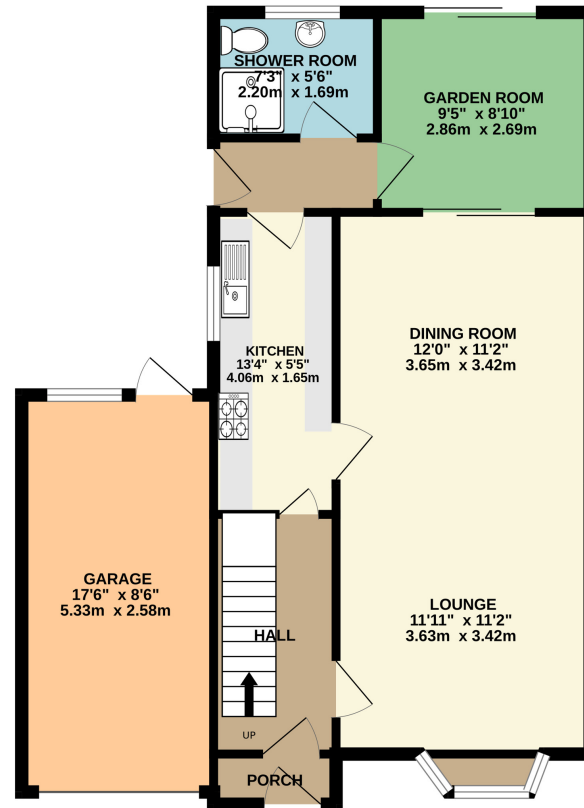
For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



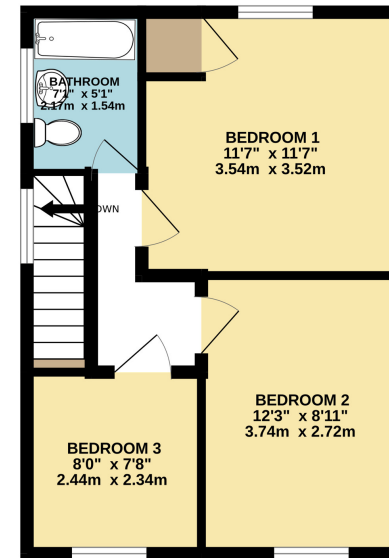
Address: 55, ME6



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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