



 3
Bedrooms

 2
Bathrooms



Welcome to Cantium Place this is a perfect example of a modern 3 Bedroomed Home with NO FORWARD CHAIN!!! perfect for a growing family, it is set in a peaceful location overlooking a large green area, and boasts a parking space right outside the property with two separate gates that lead into a fantastic sized south facing garden or perhaps potential extend into in the future or create more parking.

The property has a large living area with a separate dining area with french doors onto the garden, the kitchen is a great size with plenty of worktop space overlooking the garden.

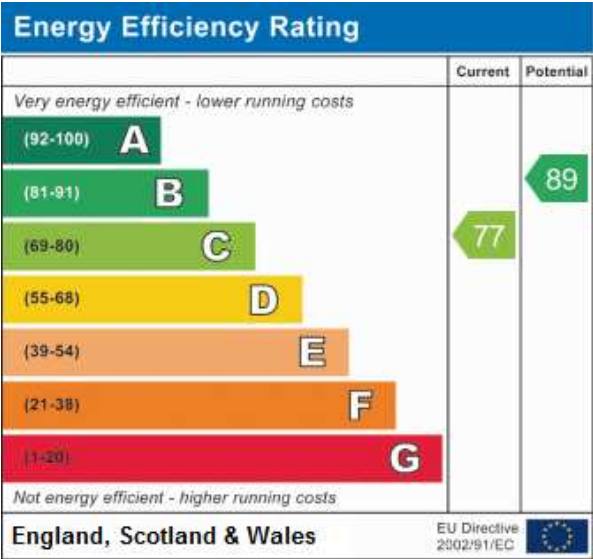
On the first floor there is a large master bedroom with fitted wardrobes and en-suite! alongside this is another double bedroom and the 3rd bedroom to the front of the house ideal for a guest room or study.

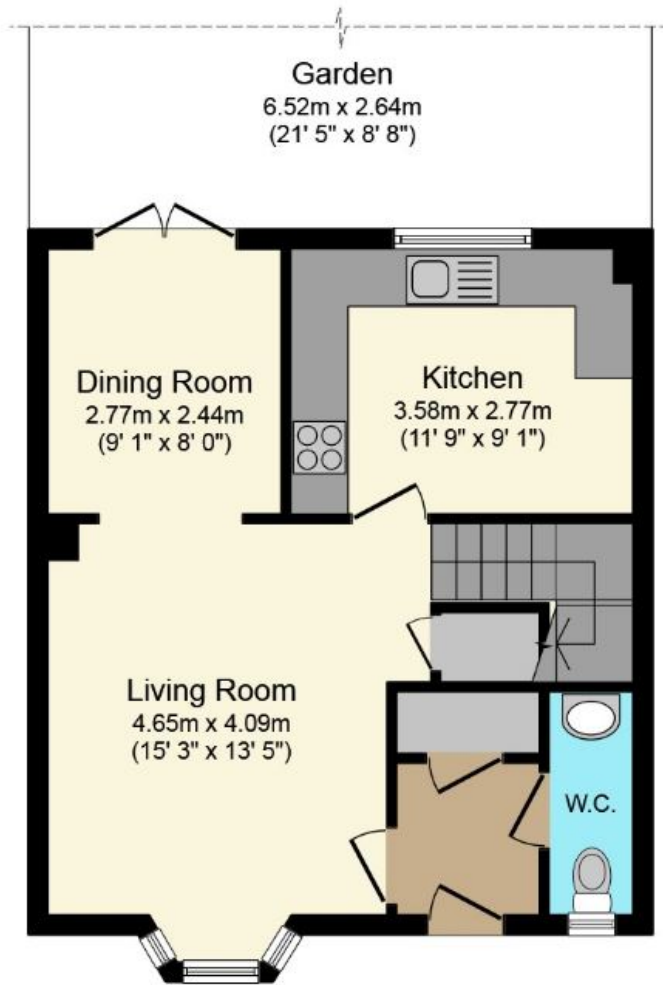
Other features that the property benefits from is; an upstairs family bathroom, a downstairs cloakroom, a great sized low maintenance astro turfed garden and a very large shed with power ideal for a workshop or for storage, a large top of the range electrical awning over the patio, privately owned allotted parking space. and great transport links.

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. Snodland station is just a 6 minute walk away and takes you into St Pancras in just 19 minutes! For families there is a choice of 'Ofsted Good' rated primary schools, nurseries and a 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.

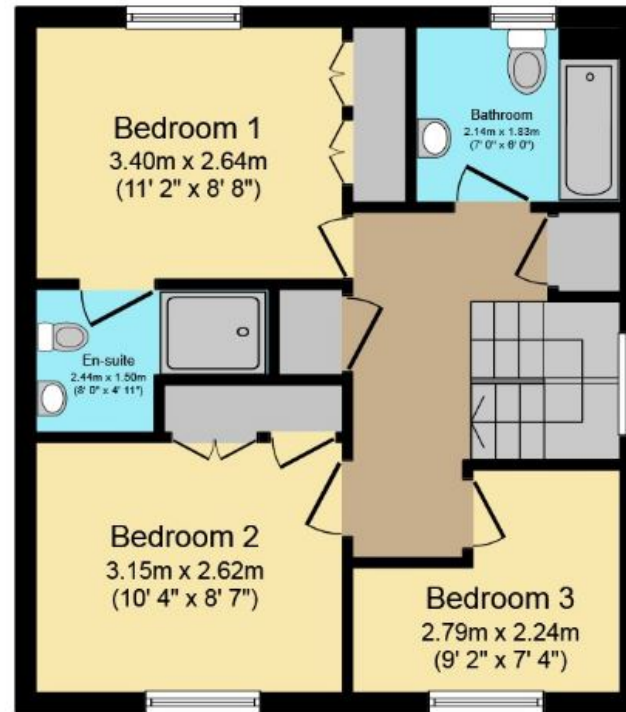
Call today to arrange your appointment to view.





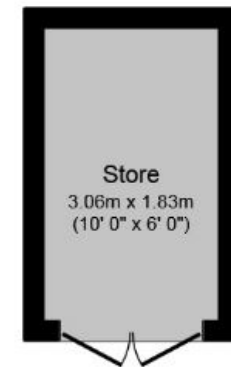
Ground Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx



First Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx



Outbuilding

Floor area 6.0 sq. m. (65 sq. ft.) approx

Total floor area 92.0 sq. m. (990 sq. ft.) approx