



CWB
01634
304326
FOR SALE

 4
Bedrooms

 2
Bathrooms



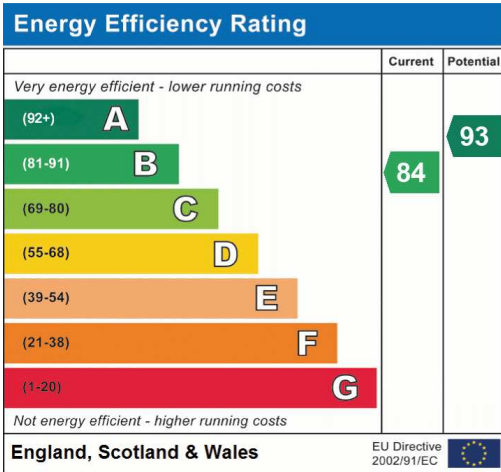
If you're looking for a gorgeous 4 double bed roomed home in a community focused area with a lake, a gym and country walks just a short walk from your front door. Then this is the property for you!

Welcome to Hambrook Road and 121 SQM of versatile living space, park at ease with the 2 allocated driveway spaces to the front and come on in! The hallway takes you into the well equipped modern kitchen, with plenty of cupboard space and integrated appliances cooking certainly wont be a chore! The living/dining area certainly has the wow factor, the space is huge and the skylights make it a fantastic light and airy living space to relax with patio doors out to the rear garden. Also on the ground floor is the ever handy WC. Upstairs to the first floor is the principle suite, a great sized bedroom with fitted wardrobes, juliet balcony and ensuite shower room and another good sized double. Up again and you will find another 2 double bedrooms and the family bathroom.

The larger than average rear garden benefits from mature trees giving privacy and shade for those hot summer days! the owners have created a lovely nook to one corner which gives you a cosy and private space, there is a large shed and a gate leading out to the front of the property.

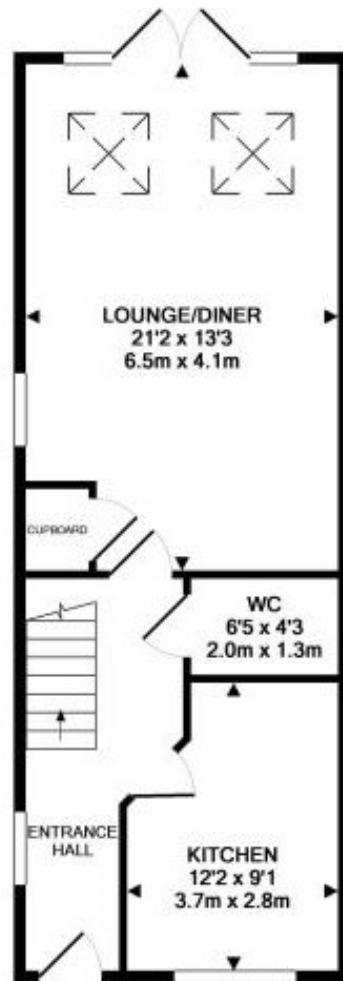
Holborough Lakes is an award winning thriving community on the edge of the Kent Downs with countryside walks on your doorstep and set amongst attractive landscaping with its own beautiful 8 acre freshwater lake with its own water sports and diving academy. The development has its own 'Good' Ofsted rated primary school, a Creche, Village Hall and M&S Simply Food as well as being in the catchment area for a wide range of highly rated secondary schools all easily accessible with the transport links. For the more active there is an onsite resident gym, free to use to owners (subject to induction).

Being very well located for both the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station, which benefits from High Speed Commuter trains to St Pancreas inside 45 minutes (via Ebbsfleet and Stratford International). For those who like shopping, Bluewater is just over 20 minutes via car, whilst the historic towns of Rochester and Maidstone can be reached in around 15 minutes by car, both providing the services you would expect from significant towns.

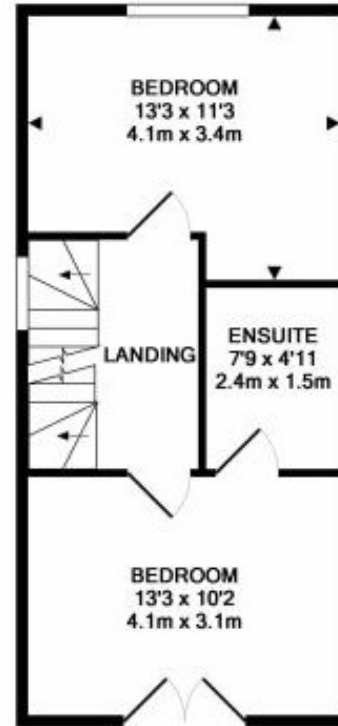


Address: 5 Hambrook Road, ME6

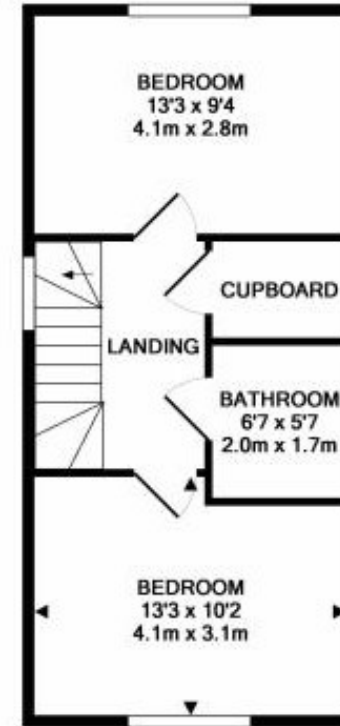




GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1274 SQ.FT. (118.4 SQ.M.)