



 3
Bedrooms

 1
Bathroom



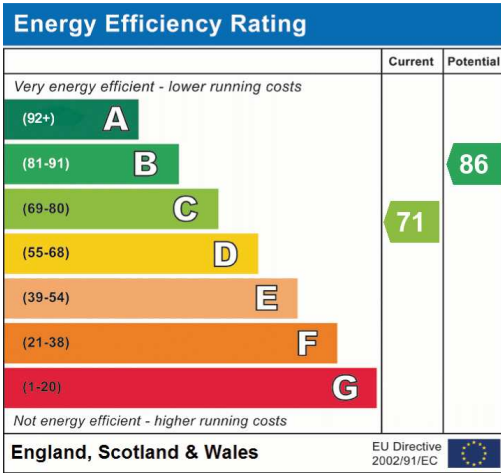
Welcome to Lucas Road, tucked away in a peaceful cul de sac is this spotless 3 bed semi detached home offered with NO FORWARD CHAIN.

Park at ease on the large driveway and step on into the porch, you are welcomed into the cosy living room with plenty of room for your furniture, through to the dining room with sliding doors out to the south facing garden and then into the kitchen which is a great size with room for all the usual appliances and plenty of storage space and worktops. The low maintenance rear garden is a real suntrap, complete with shed and patio.

Upstairs you'll find bedroom 1 to the front of the property with built in wardrobes, bedroom 2 is a good size and bedroom 3 is a fair size single bedroom. The family bathroom is also upstairs.

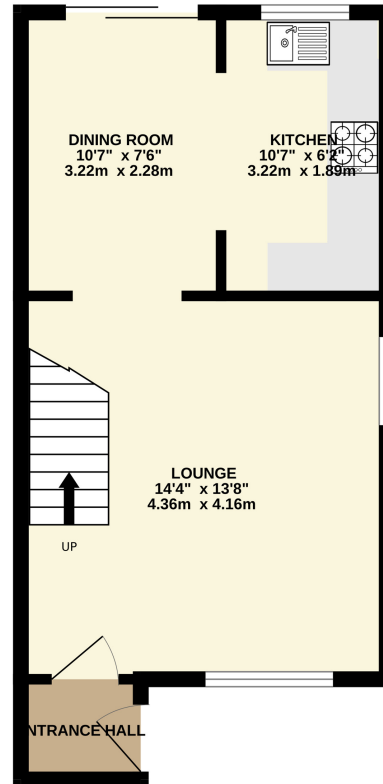
Snodland is located closely to the North Downs in an area of outstanding Natural Beauty benefiting from fabulous walks in all directions from the village. Holly Hill is one of the highest points in Kent with views across to Canary Wharf, head towards Leybourne for walks around the lakes or enjoy riverside 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.

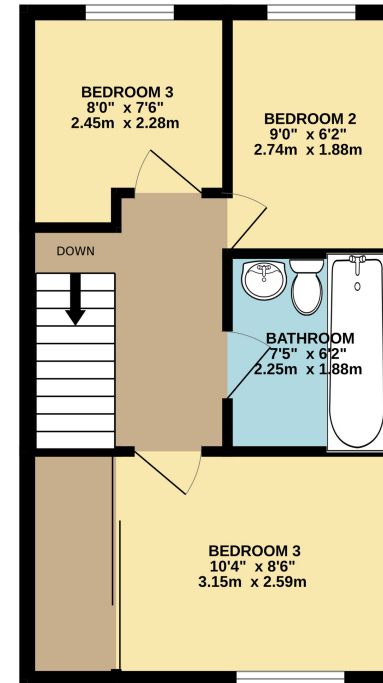


Address: 8 Lucas Road, ME6

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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