



 3  
Bedrooms

 2  
Bathrooms



Welcome to Malling Road, a pristine and delightful period property with definite curb appeal within the centre of the Town, this really is one not to be missed and won't be around for long.....

From the moment you step through the front gate you will see how meticulously well kept this property is, come on into the porch and through to the tastefully decorated lounge, the bay window lets the light flood in and the dining room is a great size perfect for hosting family meals. The kitchen will really wow your guests, with integrated appliances, plenty of cupboard space and work tops. The hotel style downstairs bathroom with its large corner bath is perfect for soaking in at the end of the day. But what makes this home tardis like is the additional space which includes a fully useable basement, let your imagination run wild with how you could use this room. Upstairs the principle bedroom is a great size with an ensuite shower room, the second bedroom is a great size as is the 3rd. But it doesn't stop there - hidden away in the loft is another great use of space! Outside the rear garden is the perfect size, low maintenance with plenty of colourful established plants, a summer house and carp pond.


Don't just take our word for it! book today you won't be dissapointed!

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, nurseries 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.

Call today to arrange your appointment to view.

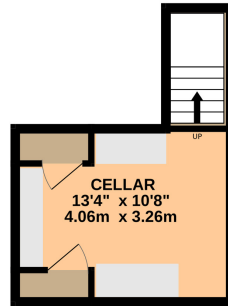


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

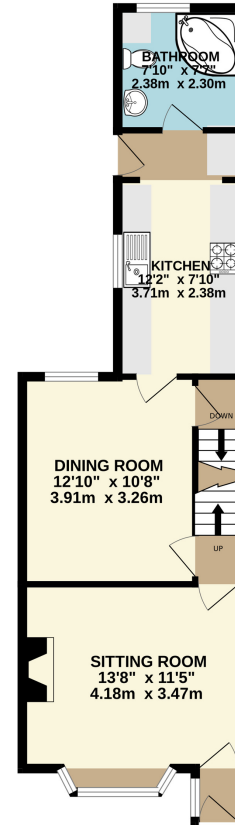
Address: 21 Malling Road, ME6



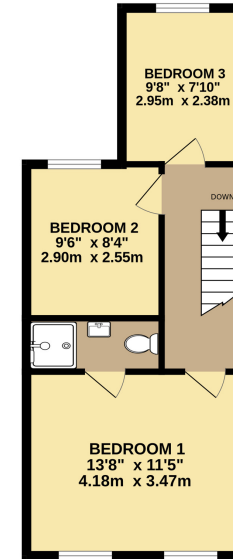
BASEMENT  
173 sq.ft. (16.0 sq.m.) approx.



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.3 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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