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FOR SALE

 3  
Bedrooms

 1  
Bathroom







Welcome to Freelands Road, this beautifully presented and stylish 3 bedroomed terrace property has it all! With nothing to be done inside you can move straight in and relax. The current owners have made plenty of changes to adapt the property into a much loved and tastefully created space for their family to enjoy which is now simply outgrown by them.

Park at ease in your own parking space or garage, step on into the porch a handy space for coats and shoes and you are greeted with a wonderful open plan living space. The original kitchen wall has been removed to create a breakfast bar and the sleek modern kitchen with its integrated appliances is the perfect space to cook and entertain your guests. The added addition of the conervatory gives additional space and a utility which leads out to the sunny low maintenance rear garden with a gate leading down to the garage and parking. Upstairs will not disappoint, you will find the main bedroom with built in wardrobes, bedroom 2 a good sized double and bedroom 3 is a single room. The bathroom is immaculately presented and benefits from a large P shaped bath with overhead shower.

But don't take out word for it, hear is what the vendors says:- 'We have just loved living here and our neighbours are just amazing like family kind and caring. We have had a wonderful 7 years raising our family here and will miss our home but hope it will bring the new owners as much joy and happiness as it has brought us'.

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.

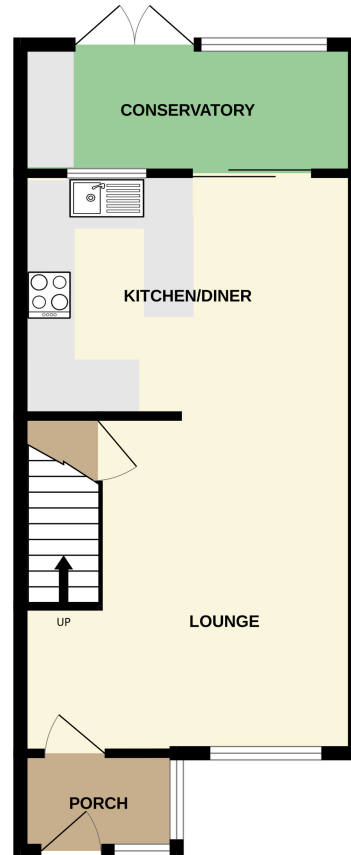


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

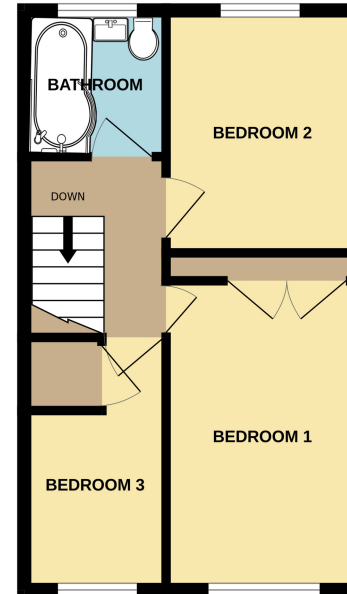
Address: 22 Freelands Road, ME6



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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