



 3
Bedrooms

 1
Bathroom



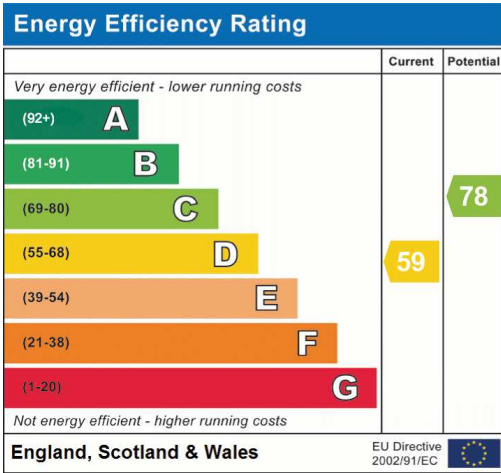
Welcome to Malling Road, if you are looking for a great sized Edwardian 3 bed roomed family home with HUGE rear garden boasting a wealth of original features then this is definately worth a look! just a 10 min walk from the station which benefits from the high speed service from Snodland into Stratford, Kings Cross, St Pancras.

Step on into the hallway and you are welcomed into a large dining room, the sitting room is situated to the front of the property and currently divided from the dining room by a half glass panelled feature wall which lets the light flood through from the large bay window. Both receptions benefit from feature fire places and wooden floors and high ceilings, the kitchen is spacious with modern appliances perfect to cook up a storm! and a handy lean to/utility room is great for extra storage. The family bathroom is also to the rear of the property benefitting from both a bath and separate shower cubicle. Upstairs you will find the main bedroom to the front which is flooded with light from the bay window, you also have another 2 great sized doubles.

The great size rear garden is definately a huge plus point to the property and perfect for summer entertaining, with a patio area, mature shrubs, pond, green house and more its a perfect space to create your dream garden.

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.

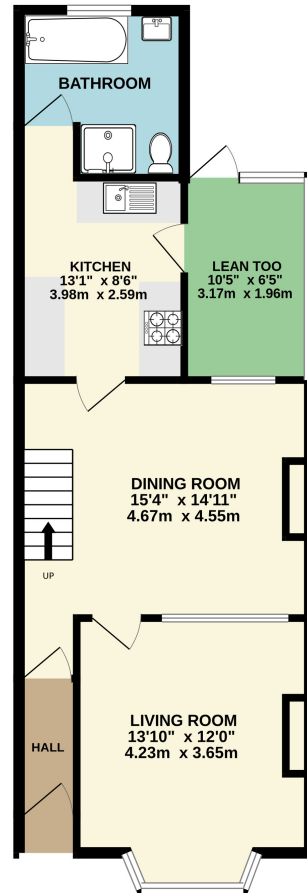
For those who like shopping Bluewater is just over 20 minutes via car, whilst both the historic towns of West Malling and Rochester can be reached within 15 minutes by car, providing the services you would expect from significant towns as well as offering several restaurants, pubs and places of interest.



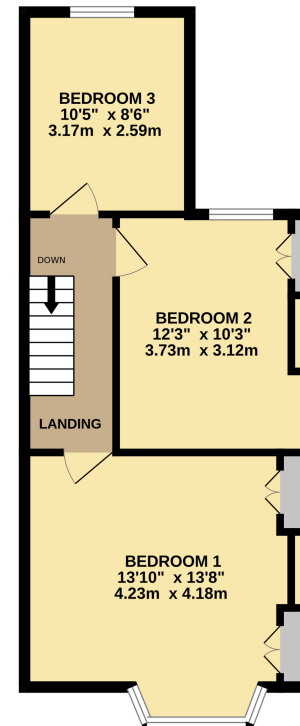
Address: 192 Malling Road, ME6



GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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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