



Chapman Close
Snodland ME6 5QZ
£420,000



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COUNTRY HOMES

Snodland ME6 5QZ

Welcome to this charming end-terrace house located on the desirable Chapman Close on the Holborough Lakes Development. Built in 2020, this modern property offers a spacious living environment, perfect for families or those seeking a comfortable home.

With a generous 1,109 square feet of living space, the house features three well-proportioned bedrooms, providing ample room for relaxation and privacy. The large lounge serves as the heart of the home, offering a welcoming space for entertaining guests or enjoying quiet evenings in. The property also boasts two bathrooms, ensuring convenience for all residents.

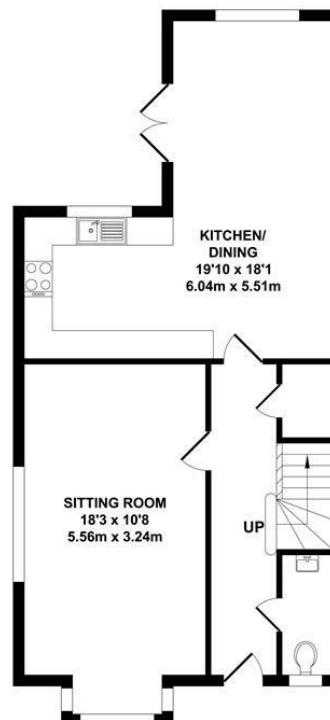
This beautiful home also features two allocated parking spaces, conveniently located at the front of the property. This is a significant advantage in today's busy world, where parking can often be a challenge.

Situated in a popular location, this property is close to local amenities and transport links, making it an ideal choice for those who value both comfort and convenience. Whether you are a first-time buyer or looking to downsize, this end-terrace house presents a wonderful opportunity to secure a modern home in a sought-after area.

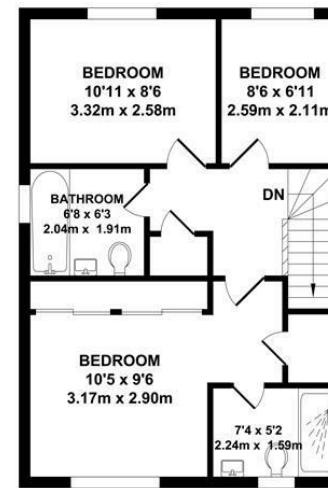
Do not miss the chance to make this delightful property your own, by giving our West Malling team a call on 01732871111 to arrange your viewing today.

- 4 YEARS LEFT ON NHBC WARRANTY
- 3 BEDROOMS
- 2 BATHROOMS
- GROUND FLOOR W/C
- LARGE LOUNGE
- MODERN KITCHEN/DINER
- TWO ALLOCATED PARKING BAY TO FRONT OF PROPERTY
- IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING TO MOVE UP THE PROPERTY LADDER
- VIEWING HIGHLY ENCOURAGED





GROUND FLOOR
APPROX. FLOOR AREA
617 SQ.FT.
(57.28 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
486 SQ.FT.
(45.13 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.41 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





Location Map

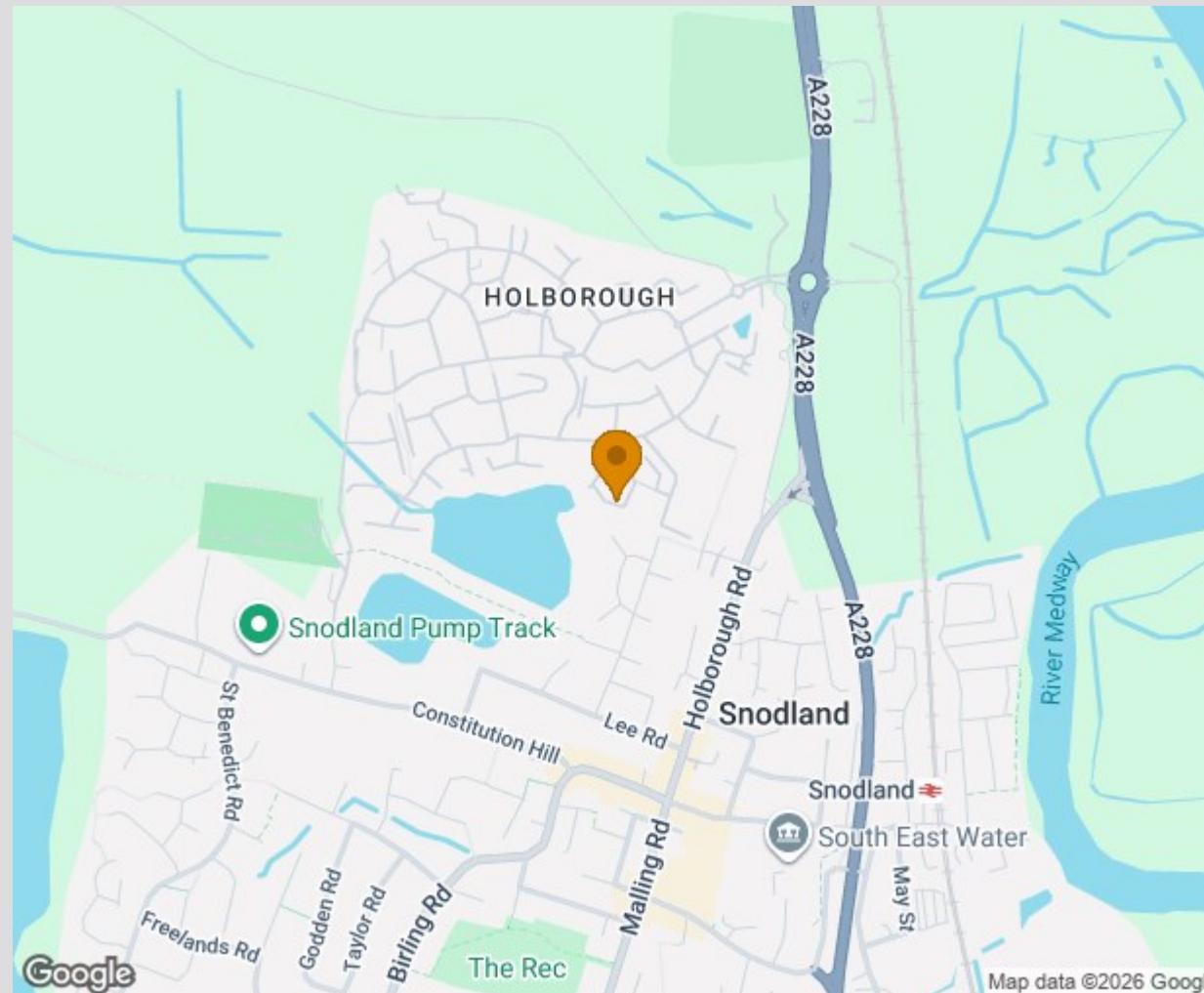
Tenure: Freehold

Council tax band: D

AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Service Charges
£617.36 p/a managed by RMG Condon
Reviewed annually



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me
www.khp.me

