



21 St. Katherines Lane ,Snodland, Kent, ME6 5EH

OFFERS IN EXCESS OF: £425,000
EPC RATING: D





Welcome to St Katherines Lane, a beautifully presented three-bedroom detached bungalow, perfectly positioned within a sought-after residential setting in the heart of Snodland, Kent. From the moment you arrive, the property makes an immediate impression, offering both a private driveway and a garage, providing ample off-road parking and excellent storage. Step inside and you're greeted by a wonderfully spacious entrance hallway—wider than expected—creating a welcoming first impression with plenty of room for coats and shoes.

To the front of the home, bedrooms two and three enjoy elevated, far-reaching views across the stunning North Downs, providing a peaceful outlook to wake up to each day. The principal bedroom is equally impressive, complete with generous built-in storage, and all three bedrooms are well-proportioned doubles, offering flexibility for family living, guests, or even a home office.

The kitchen is both practical and inviting, offering ample workspace and room for all your essential appliances—ideal for everything from everyday meals to entertaining. A door from the kitchen leads directly out to a charming courtyard, a lovely spot to enjoy your morning coffee.

Stretching across the rear of the bungalow is a superb triple-aspect lounge/diner, flooded with natural light and offering a wonderful sense of space. Patio doors open seamlessly onto a beautifully secluded, south-westerly facing rear garden—an absolute highlight of the home. Bathed in sunshine throughout the day and into the evening, the garden is thoughtfully landscaped with an array of mature shrubs and colourful planting, creating a tranquil haven that attracts local birdlife. To complement the abundance of sunlight, two Dutch awnings are in place, providing welcome shade and making the space perfect for relaxing or entertaining whatever the weather. The garden also provides access to the garage for added convenience.

Snodland itself is an increasingly popular location, offering the perfect balance between countryside charm and commuter convenience. Surrounded by picturesque walks and the rolling Kent Downs, the area is ideal for those who enjoy the outdoors, while still benefiting from excellent transport links. Snodland railway station offers high-speed services into London, making it a fantastic choice for commuters, while local amenities, schools, and nearby towns such as West Malling and Maidstone ensure everything you need is within easy reach.

This is a fantastic opportunity to secure a spacious, well-maintained detached bungalow in a desirable location—early viewing is highly recommended.

Freehold
EPC: D
Council Tax: E
Full Fibre Broadband Available Now



- **THREE-BEDROOM DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION**
- **SPACIOUS AND WELL-PRESENTED THROUGHOUT**
- **ALL THREE BEDROOMS ARE GENEROUS DOUBLES WITH BUILT-IN STORAGE TO THE PRINCIPAL**
- **BEAUTIFUL SOUTH-WESTERLY FACING REAR GARDEN ENJOYING ALL-DAY SUNSHINE**
- **DRIVEWAY PLUS GARAGE OFFERING AMPLE PARKING AND STORAGE**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

AM1671240426
MR0856/180615/050815/051015LE

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK