



Lakeside, Snodland, ME6 5LD
Offers In The Region Of £300,000




We are pleased to bring to the market this good sized three-bedroom townhouse, situated in a quiet cul-de-sac on the periphery of Snodland, offering excellent access to the A228.

Arranged over three floors, the property provides versatile accommodation. The ground floor comprises an entrance hallway, integral garage (with potential for conversion, subject to the necessary permissions), and a kitchen with rear door leading out to a pleasant rear garden.

To the first floor, there is a bright living room, a bedroom, and a convenient WC. The second floor hosts the principal bedroom, a further bedroom, and a bathroom.

Externally, the property benefits from a generous rear garden, perfect for outdoor entertaining and keen gardeners alike.

- A Well Presented Townhouse
- Three Bedrooms
- Accommodation Over 3 Floors
- First Floor Living Room
- Ground Floor Kitchen
- Integral Garage (Potential to convert Subject To The Necessary Permissions)
- Off Street Parking
- Good Sized Rear Garden
- Cul De Sac Position
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR SNODLAND

Snodland is a well established and popular area, offering a balance of everyday convenience and access to attractive countryside surroundings. Snodland benefits from a range of local amenities, including shops, supermarkets and essential services, catering well to day to day needs.

For commuters, Snodland station provides regular services into London, while the nearby M2 and M20 motorways offer excellent road connections. Local bus routes also link Snodland to surrounding towns and villages.

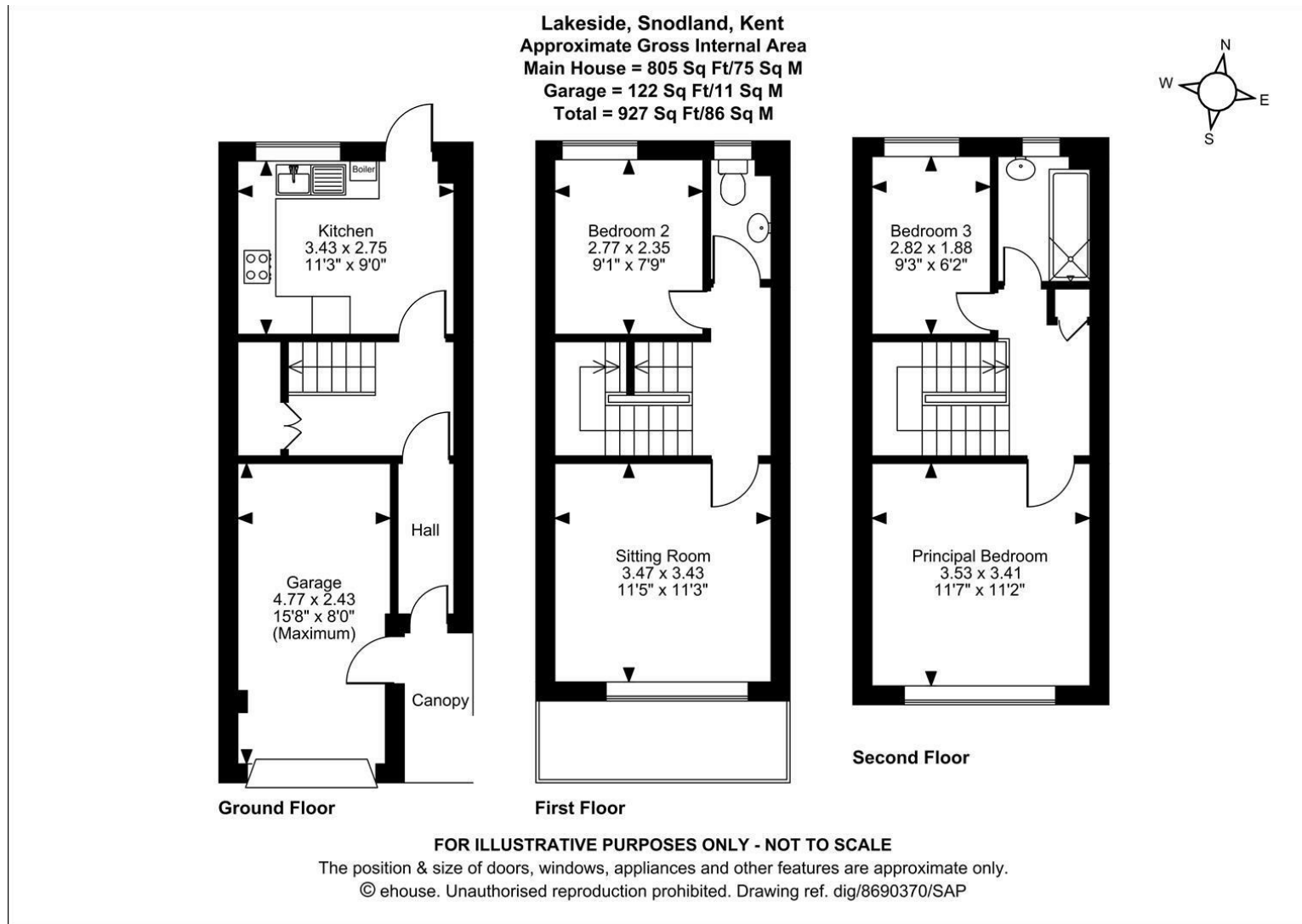
The area is ideal for those who enjoy outdoor living, with Leybourne Lakes Country Park and St Andrews Lakes nearby, offering scenic walking routes, watersports and open green spaces. The historic town of Rochester is just a short drive away, known for its range of restaurants, pubs and cultural attractions, including Rochester Castle and Rochester Cathedral.

Within Snodland itself, there is a local primary and secondary school, including Snodland CofE Primary School and The Holmesdale School. A wider selection of grammar and independent schools can be found in nearby centres such as Maidstone, Rochester and Tonbridge, making the area a practical option for families seeking broader educational choices.

ADDITIONAL INFORMATION

Freehold
Council Tax Band C
EPC Rating D
Double Glazing
Gas Central Heating





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