



Cantium Place, Snodland, ME6
Approximate Area = 826 sq ft / 76.7 sq m
For identification only - Not to scale

58 Cantium Place, Snodland, Kent, ME6 5FD

ASKING PRICE: £300,000
EPC RATING: C





A fantastic opportunity to secure a well-presented and deceptively spacious three-bedroom home, ideally situated in a sought-after location in Snodland. Offered to the market chain free, this property is perfect for first-time buyers, families, or investors alike.

The ground floor accommodation comprises a welcoming entrance leading into a generous living room, providing a comfortable space to relax. To the rear, there is a kitchen/dining room with ample storage and workspace, as well as room for dining. This bright and airy space opens directly onto a private, south-facing rear garden, designed for low maintenance—ideal for entertaining guests or enjoying outdoor living throughout the year. The ground floor also benefits from a convenient downstairs WC.

Externally, the property also benefits from attractive communal gardens to the front, along with allocated parking to the side, adding to the overall convenience and appeal.

Upstairs, the property offers three well-proportioned bedrooms, including two good-sized doubles and a single bedroom, which would also work well as a home office or nursery. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

The location is a key feature, with the property being within walking distance of Snodland railway station, offering high-speed rail links into London—making it an excellent choice for commuters. Local amenities, schools, and countryside walks are also easily accessible.

This is a superb home in a desirable location, combining practical living space with excellent transport links. Early viewing is highly recommended to avoid disappointment.

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



- **Spacious 3-bedroom home, chain-free**
- **Kitchen/dining room with direct access to a sunny, low-maintenance garden**

- **Master bedroom with en suite, plus two doubles and a versatile single/office**
- **Allocated parking**

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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.

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