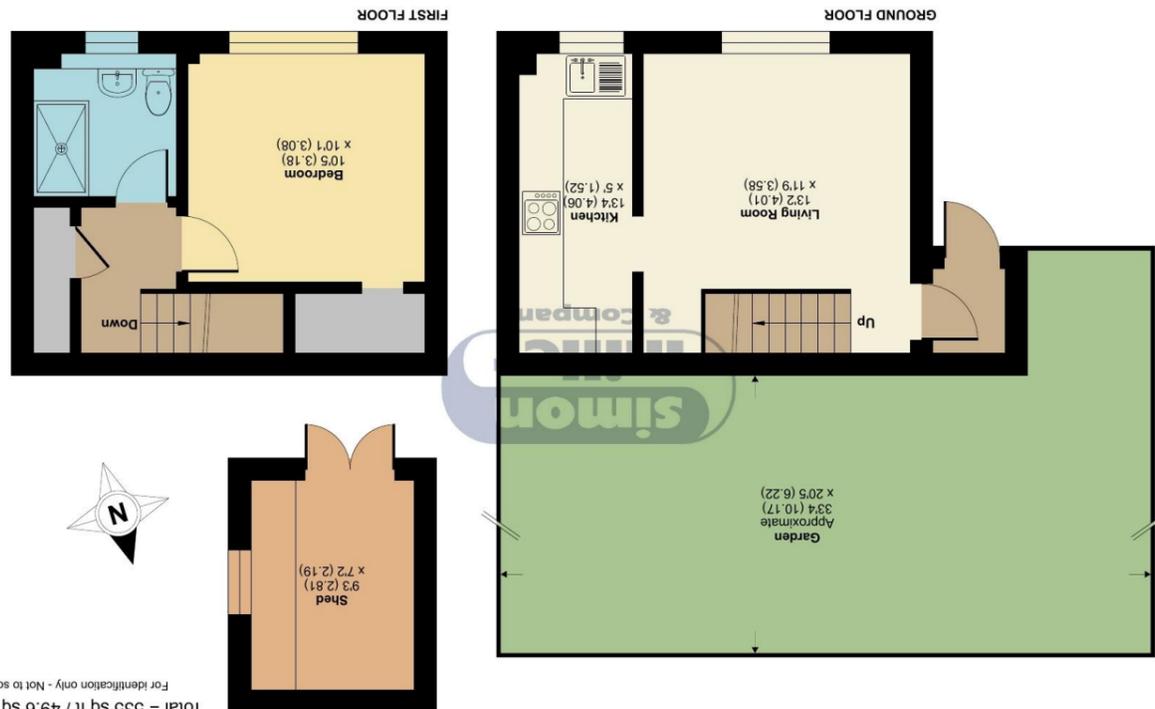


Produced for Simon Miller & Company. REF: 1386471
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025.



Townsend Road, Snodland, ME6
Approximate Area = 469 sq ft / 43.5 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 535 sq ft / 49.6 sq m
For identification only - Not to scale

14 Townsend Road, Snodland, Kent, ME6 5RH

OFFERS IN EXCESS OF: £235,000
EPC RATING: D





This charming one-bedroom home offers a well-designed layout ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property. Thoughtfully arranged over two floors and measuring approximately 42.9 sq.m. (461 sq.ft.), the home provides bright and comfortable living spaces throughout.

The ground floor is centered around a spacious living room (4.01m x 3.58m), offering plenty of room for both seating and dining. An open doorway leads through to a practical kitchen (4.01m x 1.52m), complete with worktop space and storage. The sellers will be leaving fridge freezer, cooker and washing machine, all in working order.

Upstairs, the generous bedroom (3.18m x 3.07m) provides ample space for bedroom furniture. The first floor also features a well-appointed bathroom, accessed from the landing with a WC and wash basin.

Externally, the property benefits from an entrance porch, adding useful storage and enhancing privacy. There is also a private and enclosed garden and a parking space allocated to the home. In the garden the owners have installed a sizeable shed which is fully insulated and has electric. In addition to the allocated parking space, there is also plenty of on road parking.

With its efficient layout and inviting feel, this home presents an excellent opportunity to secure a comfortable and easily maintained residence in a desirable location.

See below for updates the sellers have made since moving in.

New windows and composite door installed March 2025 (10 year warranty)

New Glow Work combi boiler installed April 2024 with 5 year warrant for parts & labour to April 2029 serviced in April 2025

All new radiators to property including an additional radiator installed in porch

Electric point at front of property (suitable for conversion for electric car charger)

Complete bathroom refurbish including a walk in shower

Fully boarded loft with light and loft ladder

Fully insulated shed erected in garden with electricity for use as office/gym/storage

Will be leaving fridge freezer, cooker and washing machine, all in working order.

**Freehold
EPC: D
Council Tax: B
Full Fibre Broadband Expected Now**



- **IDEAL FIRST TIME PURCHASE, DOWNSIZE OR INVESTMENT!**
- **ALLOCATED PARKING SPACE**
- **GOOD CONDITION THROUGHOUT**

- **PRIVATE ENCLOSED GARDEN**
- **QUIET CUL-SE-SAC LOCATION**
- **READY TO VIEW NOW**

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

DO1647281125

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