



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£250,000**

**Freehold**

3x  1x  2x 

**Malling Road, Snodland,  
Kent, ME6**

*Wards*  
Helping you move forwards





## Main features

- Excellent size family home ready to move in and add your own stamp
- Great size lounge and dining room
- Well equipped kitchen plus additional utility space
- Amazing sunny garden with great views over the allotments
- Handy travel links by road and rails and all amenities locally close by

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'7 x 11'5 (3.84m x 3.48m)

Dining Room: 12'6 x 11'4 (3.81m x 3.46m)

Kitchen: 9'11 x 6'10 (3.02m x 2.08m)

Utility Area: 7'0 x 3'8 (2.14m x 1.12m)

Bathroom: 7'6 x 6'6 (2.29m x 1.98m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'7 x 11'6 (3.84m x 3.51m)

Bedroom 2: 12'7 x 11'8 (3.84m x 3.56m)

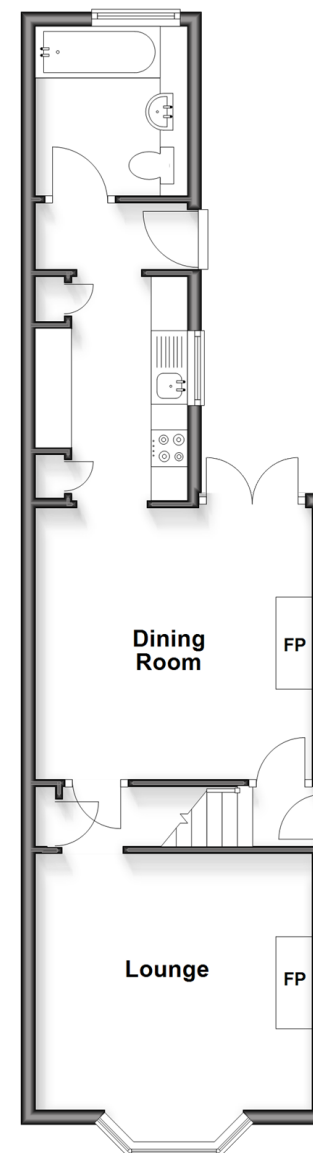
Bedroom 3: 9'8 x 6'11 (2.95m x 2.11m)

### OUTSIDE

Front and Rear Gardens

### Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



**Call Snodland - 01634 245055 ■ [wardsofkennt.co.uk](http://wardsofkennt.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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