



Guide Price
£475,000

Freehold

3x  1x  1x 

**Birling Road, Snodland,
Kent, ME6**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Truly stunning period home with a modern twist
- Cosy lounge which is the perfect place to retreat to!
- Ample parking on your driveway
- Amazing kitchen/breakfast area which is the hub of the home, offering the wow factor
- Breathtaking garden with stunning views over the downs

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge: 15'1 x 12'11 (4.60m x 3.94m)
- Dining Area: 12'4 x 9'6 (3.76m x 2.90m)
- Kitchen/Breakfast Area: 22'4 x 18'6 (6.81m x 5.64m)

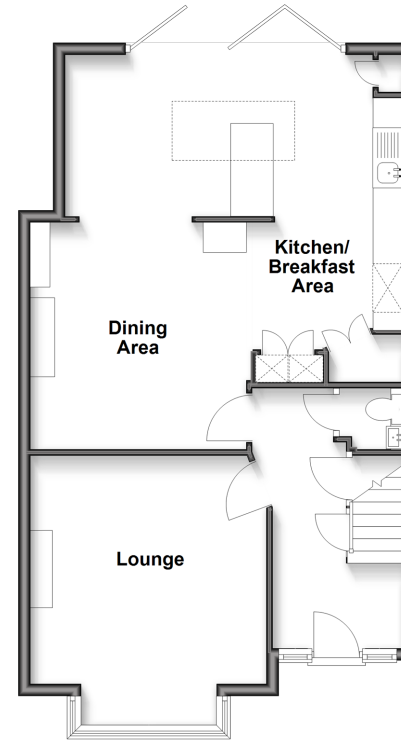
FIRST FLOOR

- Landing
- Bedroom 1: 14'8 x 11'9 (4.47m x 3.58m)
- Bedroom 2: 12'5 x 11'9 (3.79m x 3.58m)
- Bedroom 3: 8'11 x 7'11 (2.72m x 2.41m)
- Family Bathroom

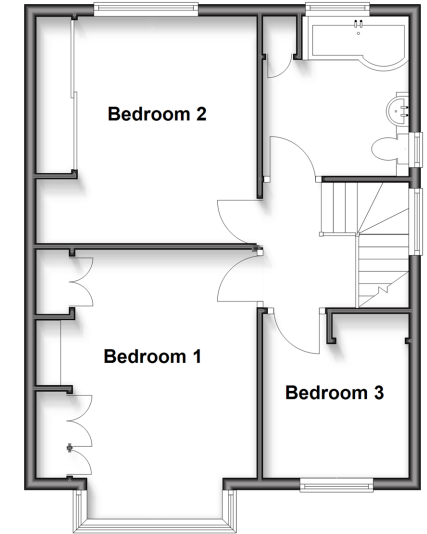
OUTSIDE

- Driveway
- Rear Garden

Ground Floor
Approx. 63.7 sq. metres (685.9 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.2 sq. feet)



Call Snodland - 01634 245055 ■ wardsof Kent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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