



**Guide Price**  
**£400,000**

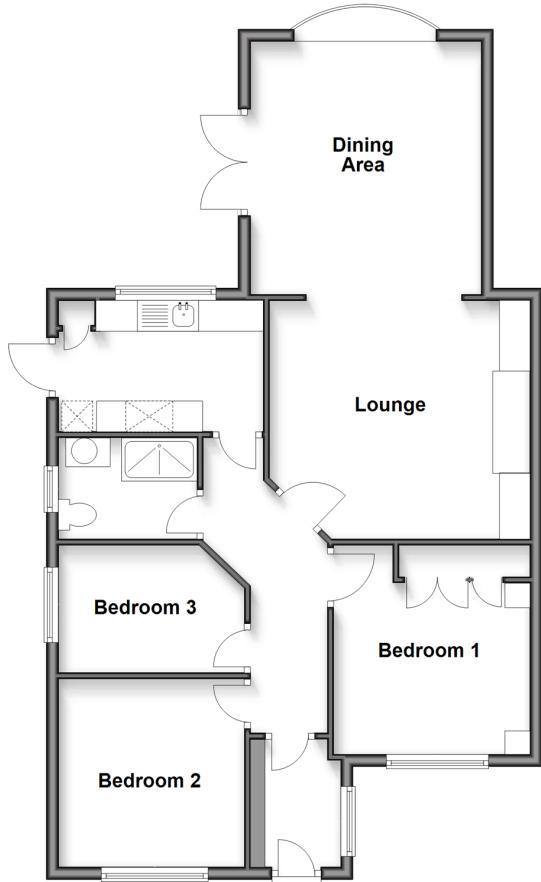
**Freehold**

3x 1x 1x

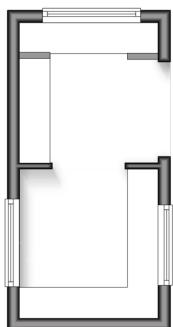
**Vauxhall Crescent,  
Snodland, Kent, ME6**

*Wards*  
Helping you move forwards

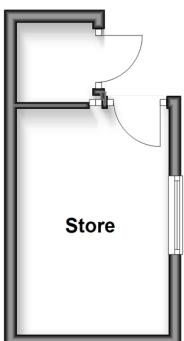
**Ground Floor**  
Approx. 81.2 sq. metres (873.8 sq. feet)



**Outbuilding 1**  
Approx. 11.1 sq. metres (119.7 sq. feet)



**Outbuilding 2**  
Approx. 10.9 sq. metres (116.8 sq. feet)



**Outbuilding 3**  
Approx. 6.8 sq. metres (72.8 sq. feet)



**Outbuilding 4**  
Approx. 12.4 sq. metres (133.7 sq. feet)



## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 13'11 x 12'0 (4.24m x 3.66m)

Dining Area: 12'8 x 12'2 (3.86m x 3.71m)

Kitchen: 10'1 x 7'0 (3.08m x 2.14m)

#### Shower Room

Bedroom 1: 10'9 x 10'4 (3.28m x 3.15m)

Bedroom 2: 9'11 x 9'10 (3.02m x 3.00m)

Bedroom 3: 9'10 x 6'8 (3.00m x 2.03m)

### OUT BUILDING

Outbuilding 1: 16'4 x 6'7 (4.98m x 2.01m)

Outbuilding 2: 14'8 x 8'10 (4.47m x 2.69m)

Outbuilding 3: 12'2 x 9'6 (3.71m x 2.90m)

Outbuilding 4 - Garage

### OUTSIDE

Off-Road Parking

Front and Rear Gardens



## Main features

- Handy garage and ample parking
- Ready to move straight into as it's immaculate
- Tranquil garden to enjoy all year round for all occasions - must be seen to appreciate the 'wow factor'
- Desirable and peaceful location which doesn't often become available
- Potential to extend (STPP) - perfect for making it a future family home

### Nearest Schools

Primary Schools: St Katherine's School 0.7 miles, Valley Invicta Primary 1.0 miles, Snodland CofE Primary 1.1 miles. Secondary Schools: Holmesdale Technology College 0.5 miles, Grange Park School 2.0 miles, Aylesford School - Sports College 3.7 miles

### Transport Information

Train Stations: Snodland 1.5 miles, New Hythe 2.1 miles, East Malling 2.3 miles

### Address

Vauxhall Crescent, Snodland, Kent, ME6

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Snodland Branch 01634 245055 ■ [wardsofkent.co.uk](http://wardsofkent.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.

EPC RATING  
CURRENT: D(64) POTENTIAL: C(71)  
13821716/20250924/LK/MM