



 3

Bedrooms

 1

Bathroom



What The Seller Loves

Location wise It couldn't be more perfect for us (and is the reason we are staying close). Long dog walks on the doorstep , a stones throw from the lakes , and easy road access for work and school have made this house the ideal place for our whole family.

A chance to buy a beautiful 3 bedroom family home with a FEATURE Kitchen/Diner, this could be the perfect entertaining space you have been looking for! nearby you will find a selection reputable schools such as Snodland CofE Primary School,St Katherine's School &The Holmesdale School which are within easy reach.

Leave your coat and shoes in the porch and come on in, the well sized lounge offers plenty of space for all your furniture, the big windows make this a nice bright cosy room, downstairs you will also find a WC and utility room.

To the rear the seller has made a real feature of the kitchen area offering lots of workspace, range cooker and built in fridge. The dining area flows onto the conservatory - and makes a perfect space for entertaining family and friends.

The first floor is where you will find bedroom 1 which is a fantastic size offering plenty of space for all the usual bedroom furniture, bedroom two is another good size double with built in wardrobes. Bedroom 3 is also on this floor with built in wardrobes currently used as a single bedroom but could also make a perfect home office.

The garden is a superb size, you step out the patio doors onto the decked area, the garden has a grassed area and then to the rear a large private decked area and shed, Don't miss the air raid shelter - this could be converted to make a great feature of or used as a storage area as it is currently.

This is a property you will not want to miss!

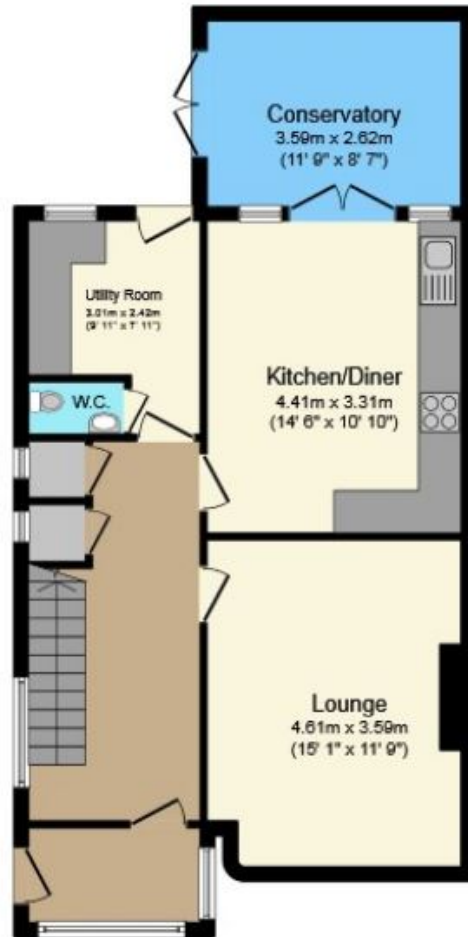
There are plenty of amenities right on your doorstep. Within the village there are supermarkets, post office, bakers, hairdressers, pharmacy, library, children's centre and tea rooms to name but a few.

Excellent transport links within walking distance. Snodland train station is a 5 minute walk away. This station has a direct service to London which takes 45 minutes. You will also have easy access to the M2 and the M20 motorways and a good bus service

You are a short distance from the beautiful Leybourne Lake Country Park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family.

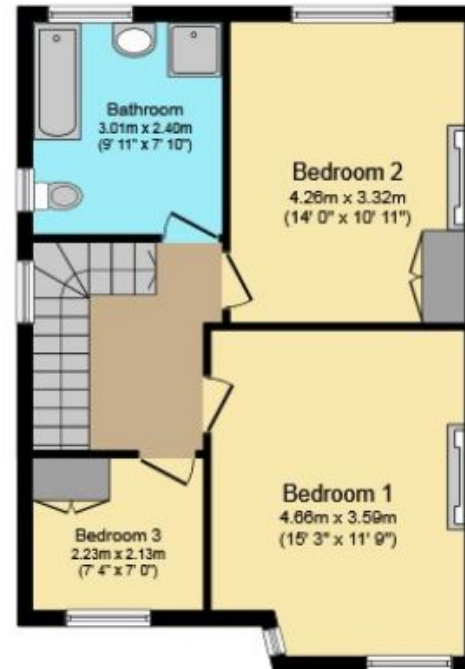
There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, bars and restaurants as well as the historic Castle and Cathedral.





Ground Floor

Floor area 67.0 sq. m. (721 sq. ft.)
approx



First Floor

Floor area 53.0 sq. m. (570 sq. ft.)
approx