**3**
Bedrooms

**2**
Bathrooms

Prepare to be impressed! Looking for lots of living space? If so this is the one you need to see, this three bed semi-detached house is a perfect family home and is imaculatley presented throughout., and with the lakes on your doorstep the location just couldn't get any better!
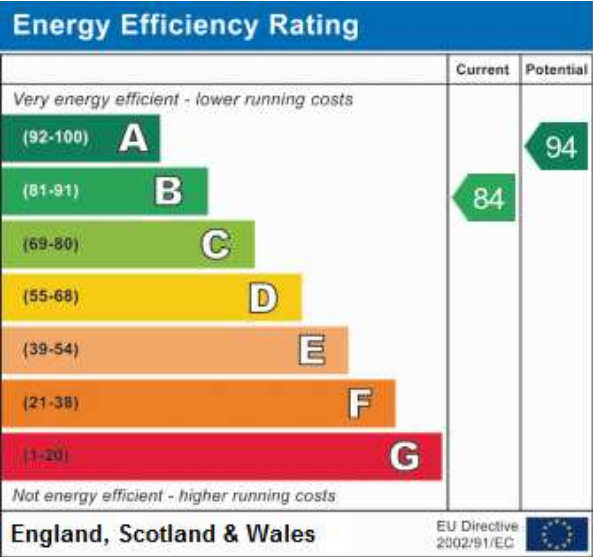
The ground floor comprises of a huge L-shape lounge area complete with wooden shutter blinds throughout as well as French doors out onto the sunny rear garden! A separate modern kitchen / Diner "with integrated appliances" is the perfect space to entertain family & friends (as soon as lockdown is over of course.)
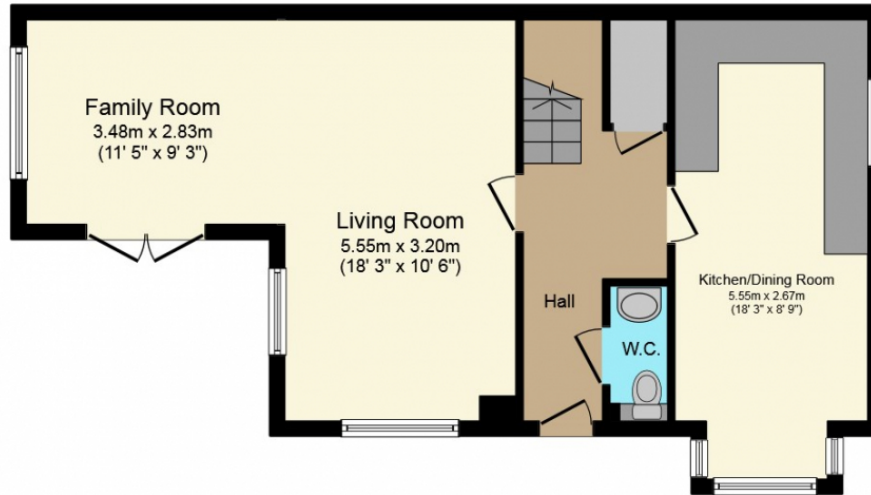
Upstairs you will find a generous size master bedroom with en-suite & built in wardrobes, Bedroom 2 is a large double bedroom again with built in wardrobes, Bedroom 3 is a fantastic sized single room with plenty of space for a single bed, wardrobes & chest of drawers. The family bathroom is also a great size complete with shower over the bath.

This property also benefits from having a downstairs cloakroom, ample storage throughout & a car port with parking for two cars and a private enclosed rear garden.

The Holborough Lakes development houses an on site gym, village hall and crèche as well as a new primary school managed by the Valley Invicta Academies Trust (who are rated outstanding by Ofsted). The development is well located for both the M2 and M20 for easy access to the M25. Snodland train station now also benefits from High Speed Commuter trains to St Pancras inside 45 minutes (via Ebbsfleet and Stratford International).

Call today to arrange your appointment to view



**Energy Efficiency Rating**

|  | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92-100) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England, Scotland & Wales      EU Directive 2002/91/EC

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## Ground Floor

Family Room
3.48m x 2.83m
(11' 5" x 9' 3")

Living Room
5.55m x 3.20m
(18' 3" x 10' 6")

Kitchen/Dining Room
5.55m x 2.67m
(18' 3" x 8' 9")

Hall

W.C.

**Ground Floor**
Floor area 56.0 sq. m. (603 sq. ft.) approx

## First Floor

Main Bedroom
3.70m x 2.64m
(12' 2" x 8' 8")

Landing

Bedroom 3
2.67m x 2.17m
(8' 9" x 7' 1")

Bedroom 2
3.42m x 3.28m
(11' 3" x 10' 9")

En-suite
2.15m x 1.60m
(7' 1" x 5' 3")

Bathroom
2.01m x 1.78m
(6' 7" x 5' 10")
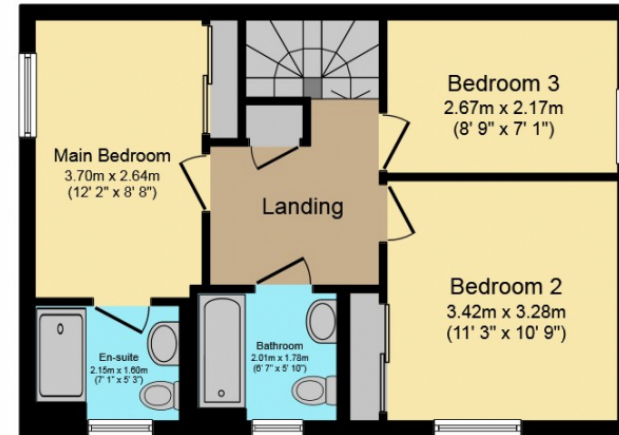
**First Floor**
Floor area 45.0 sq. m. (484 sq. ft.) approx

Total floor area 101.0 sq. m. (1,087 sq. ft.) approx

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