



 2
Bedrooms

 2
Bathrooms



OPEN HOUSE 9th APRIL

Located in Chapel Road within the heart of the village, this two double bedroom cottage is well placed with plenty of amenities right on your doorstep. With no work to do move straight in and unpack your bags!

Step in to a beautiful bright dining room with feature fireplace, which leads through to a cosy lounge offering a lovely electric fireplace perfect for a cold cosy night in! this room also offers under stair storage. To the rear of the property you will find the modern fitted kitchen, utility area and Modern family bathroom.

Upstairs you have a great sized master bedroom with plenty of room for all the usual bedroom furniture, which has the benefit of it's own En-Suite bathroom! and a great sized second double bedroom.

The sunny rear garden is a fantastic space, perfect for entertaining friends and family. This house will be a great choice for first time buyers and small families alike!

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 lakes 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.

Call today to arrange your appointment to view



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



