



PROPOSED REAR ELEVATION

## Hodgson Crescent

, Snodland ME6 5NR

- GUIDE PRICE: £290,000-£310,000
- Planning Permission to Extend to the Side
- GARAGE and Driveway
- A Three Bedroom Property
- Does Require Upgrading and Modernising
- VACANT Possession Available

**Guide Price £290,000 Freehold**



Local Authority  
Council Tax Band C  
EPC Rating D



### Hodgson Crescent, ME6

Approximate Area = 896 sq ft / 83.2 sq m  
Shed = 76 sq ft / 7 sq m  
Total = 972 sq ft / 90.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Simon Miller & Company. REF: 1182626

**Malling Office**  
777 London Road, Larkfield, Aylesford,  
Kent, ME20 6DE

**Contact**  
01732 875706  
larkfieldsales@simonmiller.co.uk  
<https://simonmiller.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.