



## Birling Road , Snodland ME6 5EA

- GUIDE PRICE: £500,000-£525,000
  - Heavily Extended
- Good Condition Throughout
  - Large Outdoor Cabin
- END OF CHAIN!
- Driveway For Approx. 6 Cars
- Modern Bathroom & Kitchen

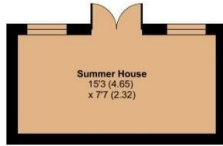
**Price Guide £500,000 Freehold**



Local Authority  
Council Tax Band E  
EPC Rating D



FIRST FLOOR



OUTBUILDING

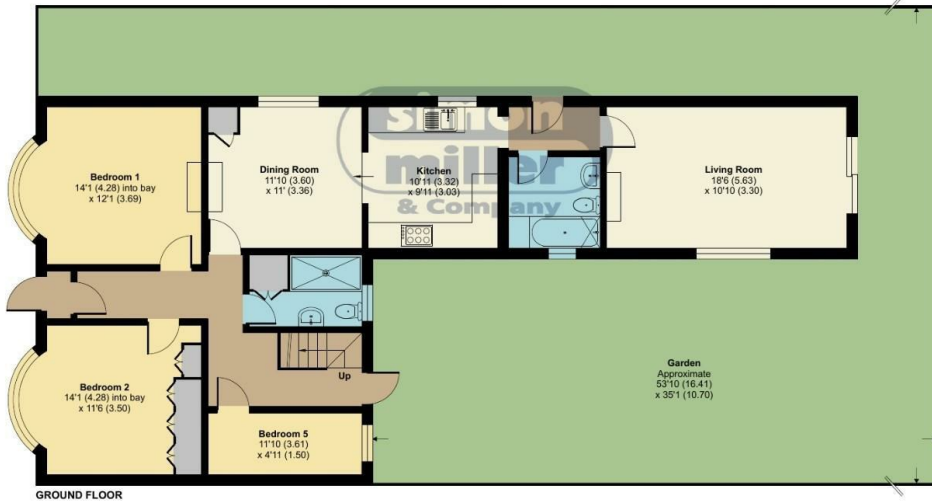
Denotes restricted  
head height



### Birling Road, Snodland, ME6

Approximate Area = 1338 sq ft / 124.3 sq m  
Limited Use Area(s) = 17 sq ft / 1.5 sq m  
Outbuilding = 116 sq ft / 10.7 sq m  
Total = 1471 sq ft / 136.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2025. Produced for Simon Miller & Company. REF: 1232840



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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.