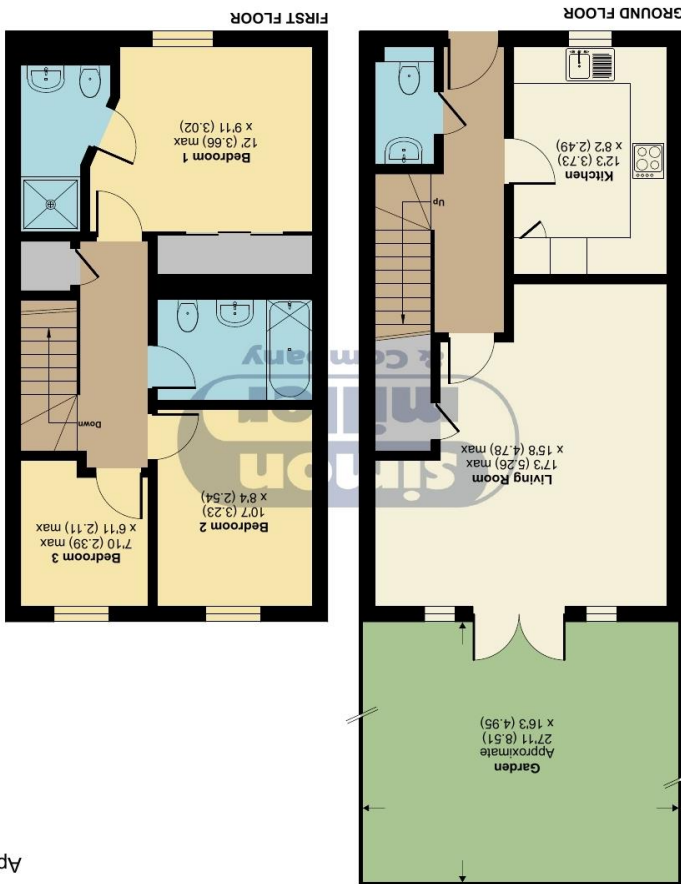


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1242733



Approximate Area = 940 sq ft / 87.3 sq m
For identification only - Not to scale

Ballard Road, Snodland, ME6

GUIDE PRICE: £375,000-£400,000
EPC RATING: B

1 Ballard Road, Snodland, Kent, ME6 5FW





Nestled in the picturesque and highly desirable Holborough Lakes development, this stunning three-bedroom home is beautifully presented and move-in ready. Offering modern living in a tranquil lakeside setting, this property is perfect for families and professionals alike.

To the front, you'll find the convenience of two allocated parking spaces located directly outside your front door. Stepping inside, the home impresses with its immaculate interiors and thoughtful design. The ground floor boasts a contemporary kitchen, fully equipped with integrated appliances and ample storage. A convenient downstairs W/C adds practicality, while to the rear, a bright and airy open-plan lounge/diner enjoys an abundance of natural light, creating a welcoming space for relaxation and entertaining.

The rear garden (south facing) has been stylishly upgraded, featuring a sleek patio area and low-maintenance artificial grass, offering the perfect outdoor retreat with minimal upkeep. Upstairs, the property continues to impress with a well-appointed family bathroom, two spacious double bedrooms, and a comfortable single bedroom. The master bedroom benefits from its own en-suite shower room, adding a touch of luxury to everyday living.

Why Holborough Lakes?

Holborough Lakes is a vibrant and sought-after community, offering residents a peaceful yet well-connected lifestyle. Surrounded by beautifully landscaped grounds, scenic lakes, and open green spaces, it provides a relaxing escape from the hustle and bustle while still being within easy reach of transport links. Residents enjoy exclusive access to a state-of-the-art gym, a friendly village-style atmosphere, and excellent local amenities, including a nursery and primary school. With quick access to the M20 and a short commute to London via Snodland train station, Holborough Lakes perfectly balances modern convenience with natural beauty.

**Freehold
Service Charge: £500 p/a
EPC: B
Council Tax: D
Full Fibre Broadband Available Now**



- **Three Bedroom Modern Family Home**
- **South Facing Rear Garden**
- **Master Bedroom With En-Suite**

- **Off Road Parking**
- **Downstairs Cloakroom**
- **Low Maintenance Rear Garden**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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