



Birling Road, Snodland, ME6
Approximate Area = 1206 sq ft / 112 sq m
For identification only - Not to scale

206 Birling Road, Snodland, Kent, ME6 5GS

GUIDE PRICE: £500,000-£525,000
EPC RATING: B





Situated in one of Snodland's most sought-after locations, this stunning four-bedroom detached home on Birling Road offers modern living at its finest. Built in 2017 and immaculately presented throughout, this property is perfect for families looking for a stylish and comfortable home in a premier setting. From the moment you arrive, you'll appreciate the convenience of private parking at the front. Step inside to a bright and airy lounge, featuring a beautiful bay window that fills the space with natural light. The ground floor boasts underfloor heating throughout, ensuring warmth and comfort, and a downstairs W/C adds practicality. A brand-new boiler, installed in January 2025, provides peace of mind. The real showstopper of this home is the stunning kitchen/diner—designed with entertaining in mind. This sleek, modern space is fully equipped with integrated appliances and overlooks the beautifully maintained garden. Double doors lead directly outside, creating the perfect indoor-outdoor flow for gatherings and family time. Upstairs, you'll find four well-proportioned bedrooms, three of which feature built-in storage. The master bedroom is a true retreat, complete with an impressive en-suite shower room. The immaculate family bathroom offers both bath and shower facilities, catering to all needs.

Why Snodland?

Snodland is a fantastic place to call home, offering a perfect balance of tranquility and convenience. With excellent transport links, including easy access to the M20 and high-speed rail services to London, commuting is a breeze. The area is well-served by highly regarded schools, beautiful countryside walks, and a strong sense of community, making it ideal for families. All of our sales team have personally viewed this exceptional home, so if you have any questions or would like to arrange a viewing, give us a call today! This property won't be available for long—don't miss your chance to make it yours.

Freehold
 EPC: B
 Council Tax: E
 Service Charge: £130 p/a
 Full Fibre Broadband Not Yet Available



- PRIME LOCATION
- MODERN & STYLISH
- UNDERFLOOR HEATING

- BRAND-NEW BOILER
- STUNNING VIEWS
- EXCELLENT TRANSPORT LINKS

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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