



**Recreation Avenue, Snodland, ME6**  
Approximate Area = 722 sq ft / 67 sq m  
For identification only - Not to scale

**1B Recreation Avenue, Snodland, Kent, ME6 5DX**

**ASKING PRICE: £350,000**  
**EPC RATING: B**





**Detached homes of this quality and price range rarely come to market—this is a must-see! Beautifully presented throughout, this immaculate three-bedroom detached home offers stylish, move-in-ready living in the heart of Snodland, just moments from local amenities and high-speed rail links to London.**

**To the front, the property boasts a private driveway, offering convenient off-road parking. Step inside and you're welcomed by a bright and contemporary interior, thoughtfully finished by the current owners. The lounge features elegant panelling, creating a warm and modern aesthetic, while clever under-stair built-in storage maximises space without compromising style. A downstairs WC adds practicality.**

**To the rear of the home, the open-plan kitchen/diner is the true heart of the home. Fitted with integrated appliances and sleek cabinetry, it's perfect for family life and entertaining. French doors lead directly to the garden, allowing natural light to flow in and connecting indoor and outdoor spaces effortlessly.**

**Upstairs, the home continues to impress with three well-proportioned bedrooms, all tastefully decorated, and a modern family bathroom featuring a full-sized bath with overhead shower.**

**Outside, the low-maintenance garden is laid with artificial lawn and a stylish patio area—perfect for enjoying sunny afternoons with minimal upkeep.**

**Located in Snodland, this property benefits from excellent local schools, shops, and scenic walks nearby. Most notably, it offers access to the high-speed train service to London, making it ideal for commuters seeking the balance of convenience and lifestyle.**

**This is a truly turnkey home—simply unpack and start living.**

**Freehold  
EPC: B  
Council Tax: D**



- **THREE BEDROOM DETACHED HOME**
- **PRIVATE DRIVEWAY**
- **DOWNSTAIRS W/C**

- **OPEN PLAN KITCHEN/ DINER**
- **LOW MAINTENANCE GARDEN**
- **WALKING DISTANCE TO STATION**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

**AM1622150425L**

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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