

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Simon Miller & Company. REF: 1298547. © nhc.com 2025.



11 Lee Road, Snodland, Kent, ME6 5NN

GUIDE PRICE: £600,000-£625,000
EPC RATING: C





Occupying just under 2000 sq. ft. of beautifully extended living space, this impressive six-bedroom detached residence in Snodland offers exceptional versatility, curb appeal, and a rare self-contained annex—ideal for multi-generational living or guest accommodation.

Located within close proximity to local shops, bakeries, and excellent transport links, the home is well-positioned for convenience without compromising on privacy and space.

To the front, the property makes a striking first impression with its generous frontage, driveway for 1–2 cars, and a double garage featuring an electric door and rear access. Inside, you're welcomed by a spacious entrance hallway that sets the tone for the scale and quality throughout.

The ground floor offers a flexible layout, including a generously sized bay-fronted room currently used as a bedroom, a contemporary downstairs shower room with WC, and a vast open-plan living/dining space perfect for entertaining. Flowing seamlessly from here is the main living room, boasting a cosy log burner and large sliding doors that open onto the private, south-facing rear garden.

The modern kitchen offers ample cupboard space and leads to a sizeable utility room—part of the impressive rear extension—which provides additional storage, appliance space, and garden access.

Upstairs, you'll find five well-proportioned double bedrooms. The master suite includes its own en-suite shower room, while the stylish family bathroom features both a bath and a separate shower.

A major highlight of the property is the detached, self-contained annex situated at the rear of the garden which is approximately 530 Sq Ft. Offering a large open-plan living area with space for a double bed, a kitchen, and a private bathroom, it presents a superb opportunity for families.

The south-facing garden is private, spacious, and ideal for family enjoyment or quiet relaxation. This outstanding home must be viewed to fully appreciate the space, flexibility, and quality on offer.

FREEHOLD
EPC: C
Council Tax: E
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- **SIX DOUBLE BEDROOMS**
- **SELF CONTAINED ANNEX**
- **SHOWER ROOM, EN-SUITE & MAIN BATHROOM**

- **SOUTH FACING REAR GARDEN**
- **LARGE DOUBLE GARAGE & DRIVEWAY**
- **HEAVILY EXTENDED**

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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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK