

RICS Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnh.com 2024. REF: 1193404



Lucas Road, Snodland, ME6
 Approximate Area = 618 sq ft / 57.4 sq m
 Garage = 168 sq ft / 15.6 sq m
 Total = 786 sq ft / 73 sq m
 For identification only - Not to scale

30 Lucas Road, Snodland, Kent, ME6 5PY

GUIDE PRICE: £300,000-£325,000
EPC RATING: C





Welcome to this delightful two-bedroom semi-detached home, situated on the sought-after Lucas Road in Snodland. This charming property features a private driveway and garage to the front, providing ample off-road parking. Upon entering, you are greeted by an inviting open-plan ground floor layout. The modern and contemporary kitchen offers generous storage space and is equipped with an induction hob, making it both stylish and practical. The bright and airy living room benefits from newly installed patio doors, leading out to a south-east facing rear garden—the perfect spot for summer entertaining. Upstairs, you'll find two beautifully decorated double bedrooms, one of which includes built-in storage. The immaculate family bathroom has been recently renovated and features both bath and shower facilities, providing a comfortable and relaxing space. The rear garden enjoys a sunny south-east aspect, making it an ideal area to enjoy the warmer months. Situated on a generous plot, the property also offers great potential for extension (subject to planning permission). Previous planning has been granted to demolish the garage and replace with a large double storey extension to the side of the home but this has now lapsed. This home truly has it all—call us today to arrange a viewing and experience it for yourself!

Freehold
 EPC: C
 Council Tax: C
 Ultrafast Full Fibre, Superfast and Standard Fibre Broadband all available



- IMMACULATELY PRESENTED THROUGHOUT
- GENEROUS CORNER PLOT
- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND STPP (PREVIOUSLY APPROVED DOUBLE STOREY EXTENSION)
- SOUTH EAST FACING REAR GARDEN
- GARAGE AND DRIVEWAY

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

AM1596

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