



1, Annie Road Snodland, Kent, ME6 5JQ

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





This superb three bedroom detached bungalow is located in the popular town of Snodland with easy access to transport links, schools and local amenities. The property is immaculately presented with high spec appliances, stylish decor, quality flooring and oak finished doors throughout. The living room is a fantastic size with a solid wood floor and bi-fold doors which lead to the conservatory and let in plenty of natural light. The conservatory spans the width of the property and provides fantastic additional living space which the current owners are using as a dining room. There is also space for a sofa to sit and relax while admiring the views of the garden. The contemporary kitchen is well fitted with oak units, granite worktops plinth spotlights and a tiled floor. A large butler sink is perfectly placed under the window overlooking the garden. There is a breakfast bar and a side door for access. Integrated appliances include an electric oven, a microwave, a five-ring gas hob with extractor hood over, a dishwasher, a fridge/freezer and a wine cooler. There are three double bedrooms and a modern family bathroom which is fully tiled with a rain head shower over the bath. This stunning property has great potential to extend into the loft space too, subject to the appropriate planning consents.

Outside: The rear garden has been beautifully landscaped to create a peaceful and tranquil outside space. There is a large patio as you step out from the conservatory and tiered flower beds filled with a variety of plants to add colour throughout the seasons. The upper tier is a combination of lawn and further patio areas with a pergola, a firepit area and a stunning oak gazebo/entertainment area. There is a large shed for storage and side access leading to the front of the property where there is a large block paved driveway with parking for several cars. The garage is located at the rear and has full power and light connected as well as its own water supply and drainage. Please note the vendors own the driveway to the side of the bungalow and neighbouring properties have right of access over it.

**Freehold
Council Tax Band (D)
EPC Rating (D)**



- **IMMACULATELY PRESENTED THROUGHOUT**
- **LARGE DRIVEWAY AND GARAGE**
- **RECENTLY LANDSCAPED REAR GARDEN**

- **THREE DOUBLE BEDROOMS**
- **OPEN PLAN KITCHEN / DINER**
- **READY TO VIEW NOW !**

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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