

Produced for Simon Miller & Company, REF: 1381263
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52 Constitution Hill, Snodland, Kent, ME6 5DH

STARTING BID: £280,000
EPC RATING: D





This exceptionally spacious four-bedroom home on Constitution Hill, Snodland (ME6) offers an impressive 1,311 sq ft / 121.7 sq m of internal accommodation, with an additional 251 sq ft / 23.3 sq m provided by the outbuildings, creating a total footprint of 1,562 sq ft / 145 sq m. Freshly decorated throughout, the property presents a fantastic blank canvas for any buyer wishing to personalise and create a home truly of their own. One of its standout features is the off-road parking, which is a rare and highly desirable advantage in this location, adding to the overall convenience and appeal.

The ground floor offers a bright and welcoming living room (13'0 x 11'10 / 3.95m x 3.61m) that flows through to a generous kitchen (12'11 x 11'11 / 3.93m x 3.64m), providing plenty of space for cooking, dining, and entertaining. From here, you can access a useful store room (7'8 x 5'2 / 2.34m x 1.57m) at the rear of the property. A real bonus is the lower-ground-floor cellar (12'9 max x 11'1 max / 3.88m x 3.37m), offering excellent additional storage or potential for future use, depending on the buyer's needs.

Across the upper floors, the home continues to deliver impressive space. The first floor hosts two well-sized bedrooms, both at 10'6 x 9'11 (3.19m x 3.01m), offering comfortable proportions and plenty of natural light. The second floor provides two further bedrooms, with Bedroom 2 measuring 13'5 x 12'8 (4.09m x 3.86m) and Bedroom 4 measuring 10'6 max x 8'9 (3.20m x 2.67m), making the layout ideal for families, home-working, or those in need of flexible living space.

The rear garden is another impressive feature, stretching approximately 56'10 x 20'8 (17.32m x 6.31m) and laid mainly to lawn, providing a peaceful and private outdoor area. Within the garden sits a superb summer house (12'4 x 11'9 / 3.77m x 3.57m) along with an additional store (11'9 x 5'8 / 3.57m x 1.73m), creating excellent opportunities for a home office, studio, gym or entertainment space.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.
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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

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