

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. REF: 1397935  
Produced for Simon Miller & Company.



Approximate Area = 616 sq ft / 57.2 sq m  
For identification only - Not to scale

**Ritch Road, Snodland, ME6**

# 14 Ritch Road, Snodland, Kent, ME6 5PU

**GUIDE PRICE: £300,000-£325,000**  
**EPC RATING: D**





**Tucked away in a quiet cul-de-sac, this well-presented two-bedroom home occupies a desirable corner plot and benefits from private driveway parking for two vehicles to the front. You enter the property via a welcoming entrance porch, which leads through to the main living accommodation. The ground floor features a bright and spacious living/dining room, offering plenty of space for both relaxing and entertaining. Adjacent is a modern, contemporary kitchen, thoughtfully designed with generous storage, an integral dishwasher, washing machine and a breakfast bar area. Upstairs, the first floor offers two generous double bedrooms, both well-proportioned and filled with natural light, alongside a stylish family bathroom. Externally, the property continues to impress. The west-facing rear garden is a fantastic size for a home of this type and enjoys plenty of afternoon and evening sunshine. A raised decking area with pergola provides a wonderful space for outdoor dining and entertaining during the summer months, while the remainder of the garden offers flexibility for seating, planting, or play. Situated in the popular town of Snodland, the property is conveniently placed for local amenities, countryside walks, and excellent transport links. Snodland train station offers regular services into London, making this ideal for commuters, while road links provide easy access to nearby towns and motorway networks. An excellent opportunity for first-time buyers, downsizers, or investors alike—early viewing is highly recommended.**

**Freehold  
EPC: D  
Council Tax: C  
Full Fibre Broadband Available Now**



- **SUBSTANTIAL CORNER PLOT**
- **TWO DOUBLE BEDROOMS**
- **OPEN PLAN LAYOUT**

- **PRIVATE DRIVEWAY**
- **WEST FACING GARDEN**
- **MODERN & CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES**

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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