

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Simon Miller & Company. REF: 1422006



15 Roberts Road, Snodland, Kent, ME6 5HL

ASKING PRICE: £450,000

EPC RATING: D





Spacious 3/4 Bedroom Extended Semi-Detached Family Home in One of Snodland's Most Desirable Roads
 Set on one of Snodland's premier roads, this beautifully extended semi-detached family home offers an exceptional combination of space, style, and versatility, perfect for modern family life. With instant kerb appeal, a driveway, and an integral garage, the property provides both convenience and practicality from the moment you arrive. The home opens into a large and welcoming entrance hallway, setting the tone for the light and airy accommodation throughout. The heart of the home is a recently fitted, contemporary kitchen with integrated appliances, which flows seamlessly into a generous open-plan dining and family room. Adjacent to the kitchen, a separate utility room provides practical space for laundry and storage while also giving direct access to the integral garage—ideal for everyday convenience. This free-flowing layout is perfect for entertaining, family gatherings, or simply enjoying everyday life. A cosy lounge provides a more intimate space for relaxing, while the downstairs cloakroom adds further convenience. Upstairs, the property offers three good-sized bedrooms, including a master bedroom with built-in wardrobes, and a family bathroom featuring both a bath and a separate shower cubicle. The loft conversion provides a flexible space, ideal as a home office, guest bedroom, or playroom, catering to the needs of a growing family. One of the standout features of this home is the south-facing rear garden, offering a private retreat with raised flower beds and a patio area, perfect for enjoying the sunshine, alfresco dining, or relaxing with family and friends. Beyond the property, Snodland itself is a highly desirable location, known for its strong sense of community, excellent schools, and convenient access to both local amenities and the surrounding Kent countryside. Families will appreciate the proximity to primary schools, local shops, parks, and recreational facilities, while commuters benefit from excellent transport links, including easy access to the A228 and train services into London. This home presents a rare opportunity to purchase a flexible, beautifully maintained family property in one of Snodland's most sought-after areas. With its combination of generous living space, modern features, and superb location, it is ready for a new owner to move in and make it their own.

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



- 3 / 4 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- DRIVEWAY & GARAGE

- SOUTH FACING REAR GARDEN
- OPEN PLAN LAYOUT
- FAMILY BATHROOM WITH BATH & SEPARATE SHOWER

AM166426226S

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

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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