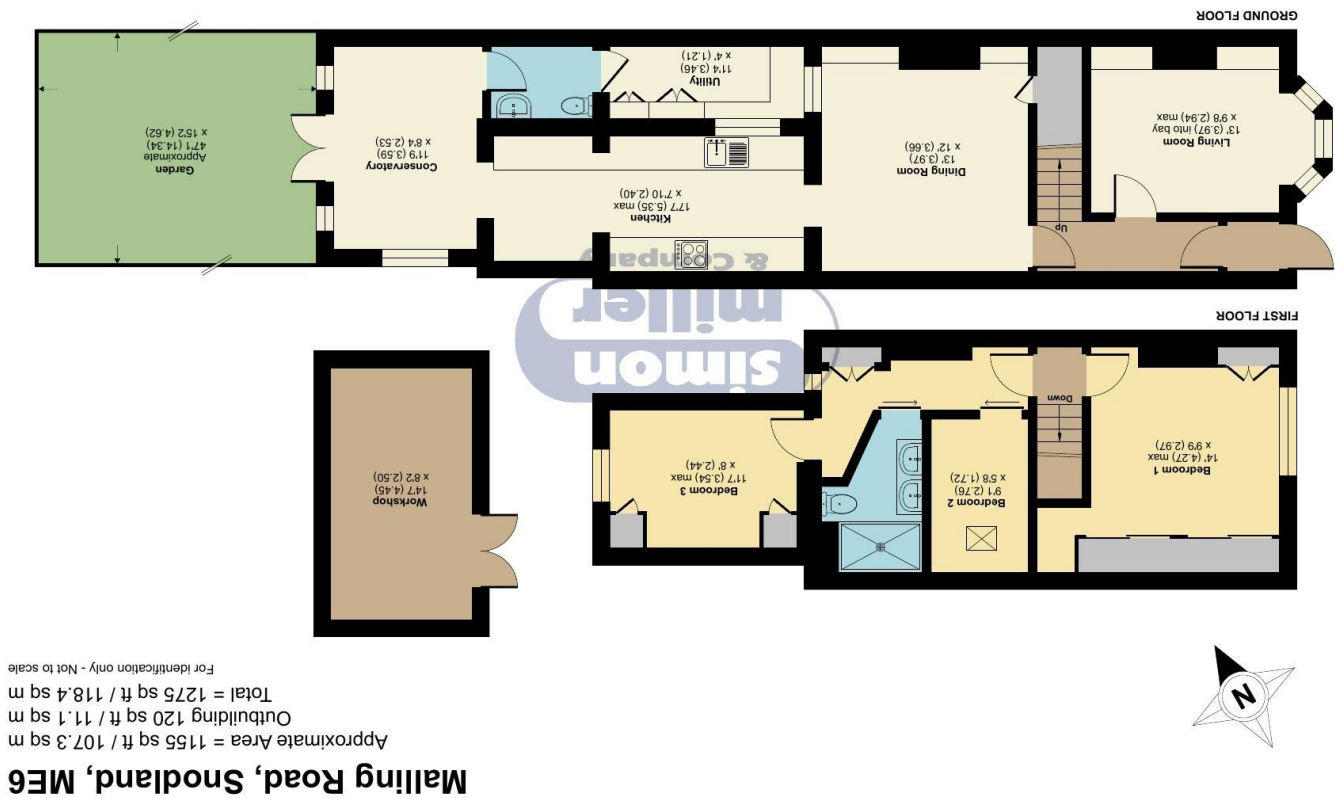


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2026. Produced for Simon Miller & Company. REF: 1503696



160 Malling Road, Snodland, Kent, ME6 5EG

ASKING PRICE: £385,000
EPC RATING: C





Deceptively spacious, uniquely designed and immaculately presented, this impressive three-bedroom family home offers far more space than you might initially expect. The current owners have made excellent use of every inch of the property, creating a versatile and beautifully maintained home that is genuinely ready to move straight into.

Situated in a popular area of Snodland, the property provides approximately 1,155 sq ft of accommodation, with a further 120 sq ft workshop to the rear, making this a fantastic opportunity for families, home workers or anyone looking for a property with plenty of usable space.

On entering, you are welcomed into a generous living room which enjoys plenty of natural light, leading through to a substantial dining room. The ground floor continues with a well-appointed kitchen offering an excellent range of storage and work surfaces, while the adjoining conservatory provides an additional reception space overlooking the garden. A useful utility room and downstairs WC add further practicality to the layout.

Upstairs, there are three genuinely good-sized bedrooms, with the second bedroom benefiting from a Velux-style skylight which brings an abundance of natural light into the room. The family bathroom is particularly impressive and provides a stylish and spacious suite, perfectly complementing the accommodation.

However, it is the outside space that is sure to be the real showstopper. The west-facing rear garden has been thoughtfully designed for both entertaining and relaxing, with a low-maintenance patio providing an ideal seating area. A covered hot tub area creates the perfect spot for enjoying the garden throughout the year, while the substantial rear workshop provides fantastic additional space for storage, hobbies, a home gym or workspace.

The property combines an unusually generous layout with a fantastic garden and excellent additional facilities, making it a home that needs to be viewed to fully appreciate the amount of space on offer. The property is ideally positioned for access to the amenities and facilities of Snodland, with local shops, schools, leisure facilities and everyday conveniences all close by. The area is particularly appealing to commuters, with Snodland railway station providing fast and convenient rail connections towards London, making the property an excellent choice for those needing to commute while still enjoying the benefits of a well-connected Kent location.

Freehold
EPC: C
Council Tax: C
Full Fibre Broadband



- **DECEPTIVELY SPACIOUS THREE-BEDROOM FAMILY HOME**
- **APPROXIMATELY 1,155 SQ FT OF ACCOMMODATION**
- **IMMACULATELY PRESENTED AND READY TO MOVE STRAIGHT INTO**

- **UTILITY ROOM AND DOWNSTAIRS WC**
- **WEST-FACING REAR GARDEN**
- **EXCELLENT RAIL CONNECTIONS TOWARDS LONDON**

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MR0856/180615/050815/051015LE

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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