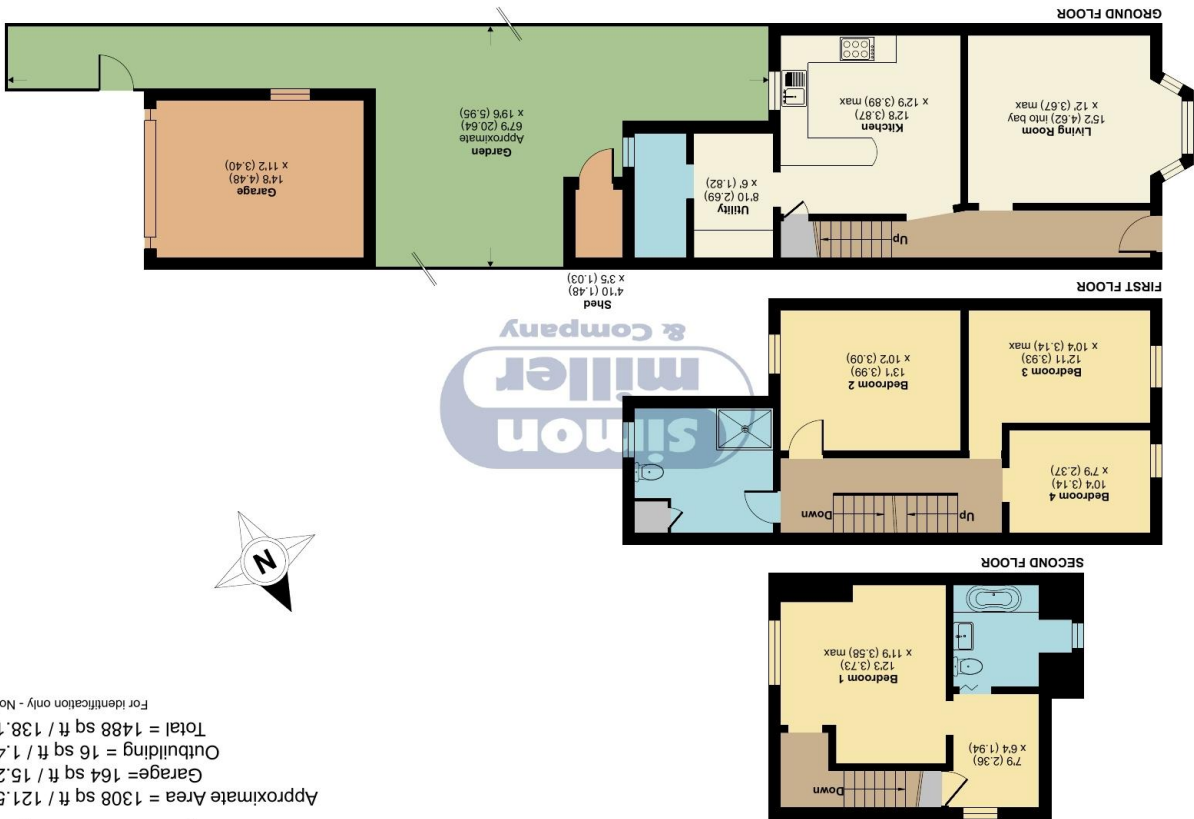


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. REF: 1333149
Produced for Simon Miller & Company.



Church Field, Snodland, ME6

Approximate Area = 1308 sq ft / 121.5 sq m
Garage = 164 sq ft / 15.2 sq m
Outbuilding = 16 sq ft / 1.4 sq m
Total = 1488 sq ft / 138.1 sq m

For identification only - Not to scale

14 Church Field, Snodland, Kent, ME6 5AR

GUIDE PRICE: £325,000-£350,000
EPC RATING: D





Located in a popular residential area within walking distance of Snodland's high-speed train station, this impressive four-bedroom end-of-terrace home offers an abundance of space and versatility, making it an ideal choice for families or anyone looking for room to grow. With a total floor area of approximately 1,488 sq ft (138.1 sq m) including garage and outbuildings, the property stands out for its generous proportions and practical layout across three floors.

The home is currently partway through a refurbishment, giving buyers the rare opportunity to step into a property that already benefits from key upgrades, including a brand-new kitchen and a newly fitted en suite shower room to the principal bedroom. These improvements enhance the appeal while leaving scope to finish remaining elements to your own taste. On the ground floor, the spacious living room with bay window offers a warm, welcoming space for relaxation or entertaining, measuring 15'2 x 12'0 (4.62m x 3.67m). To the rear, the newly fitted kitchen measures 12'8 x 12'9 (3.87m x 3.89m max), offering excellent storage and preparation space, complemented by a separate utility room for added convenience. The first floor hosts three well-proportioned bedrooms. Bedroom 2 is a generous double at 13'1 x 10'2 (3.99m x 3.09m), while Bedroom 3 measures 12'11 x 10'4 (3.93m x 3.14m max), and Bedroom 4 provides an ideal nursery or home office space at 10'4 x 7'9 (3.14m x 2.37m). A family bathroom completes this level. On the second floor, the master suite offers privacy and comfort, measuring 12'3 x 11'9 (3.73m x 3.58m max), complete with a brand-new en suite shower room.

Outside, the property boasts a generous rear garden, approximately 67'9 x 19'6 (20.64m x 5.95m), offering ample outdoor space for children, entertaining, or even further extension (subject to planning). At the rear of the garden is a detached garage (14'8 x 11'2) and off-road parking, adding to the convenience and practicality of this wonderful home.

This is a fantastic opportunity to secure a spacious, well-located property with modern upgrades already in place — perfect for families seeking size, potential, and excellent transport links. Early viewing is highly recommended.

Freehold
EPC: D
Council Tax: D
Full Fibre Broadband Not Yet Available



- NEWLY FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE & WALK IN WARDROBE
- NEW BOILER FITTED 2024 WITH 12 YEAR WARRANTY

- PRIVATE DRIVEWAY & GARAGE
- WALKING DISTANCE TO STATION
- UTILITY ROOM

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

AM1634290725

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