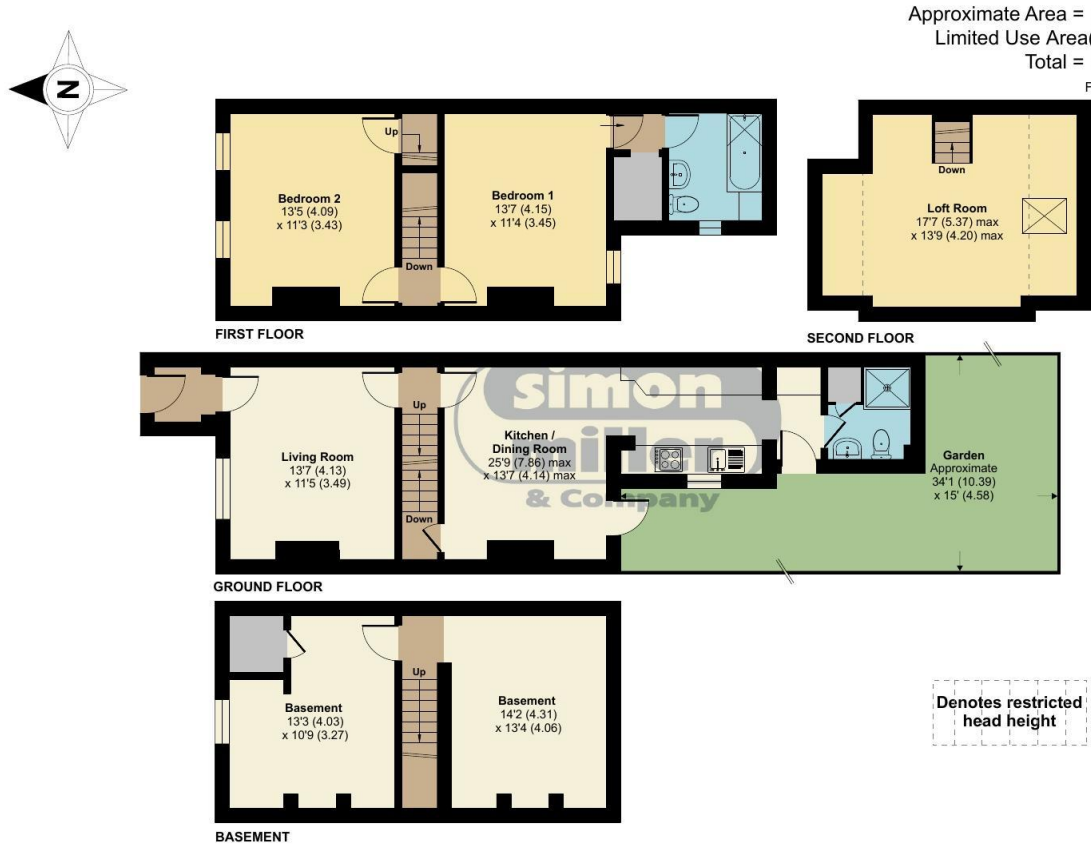


118 High Street, Snodland, Kent, ME6 5AN

ASKING PRICE: £299,995
EPC RATING: E

High Street, Snodland, ME6

Approximate Area = 1426 sq ft / 132.4 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Total = 1492 sq ft / 138.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Offering an impressive amount of accommodation arranged over three floors, with the added benefit of a useful basement, this spacious and versatile home on High Street, Snodland is an excellent opportunity for buyers looking for more than the average two-bedroom property. Extending to approximately 1,426 sq ft, the property offers generous living space, excellent flexibility and a layout that can adapt to a variety of needs.

The ground floor welcomes you with a bright and airy living room, providing a comfortable space to relax and unwind. This is complemented by a second reception area incorporating the kitchen/dining room, creating a practical space for everyday living and entertaining. The kitchen is arranged in a galley style, offering a good range of storage and worktop space, while a particularly useful downstairs shower room adds further convenience.

One of the standout features is the basement, which provides two additional rooms and offers fantastic flexibility. Whether required for storage, a home office, hobby space or occasional use, this is a valuable addition that further enhances the overall accommodation.

Upstairs, the first floor provides two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. There is also a further staircase leading to the converted loft space which provides an additional useful area, ideal for a home office, hobby room or further storage, offering yet more flexibility to the accommodation.

Externally, the property enjoys a particularly attractive south-facing rear garden, offering a lovely outdoor space to enjoy the sunshine throughout the day.

Location is another major selling point. Situated within walking distance of Snodland railway station, the property is ideally positioned for commuters, with direct Southeastern services to London St Pancras International taking approximately 43 minutes on the fastest services. This provides a convenient option for those travelling into the capital for work or leisure. Snodland itself offers a good range of local shops, supermarkets, schools and everyday amenities, alongside nearby countryside and riverside walks. The neighbouring towns of Aylesford, West Malling and Maidstone are also within easy reach, providing further shopping, leisure and transport options.

Combining generous proportions, flexible accommodation and a convenient location, this is a home that offers considerably more space than its bedroom count might initially suggest. An internal viewing is highly recommended to fully appreciate the space and versatility on offer.

Freehold
EPC: E
Council Tax: B
Full Fibre Broadband





- **SUBSTANTIAL THREE-STOREY HOME**
- **APPROX. 1,426 SQ FT**
- **TWO DOUBLE BEDROOMS**
- **WALKING DISTANCE TO SNODLAND STATION**
- **CONVERTED LOFT SPACE**
- **SOUTH-FACING GARDEN**

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

AM1683291026S

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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