

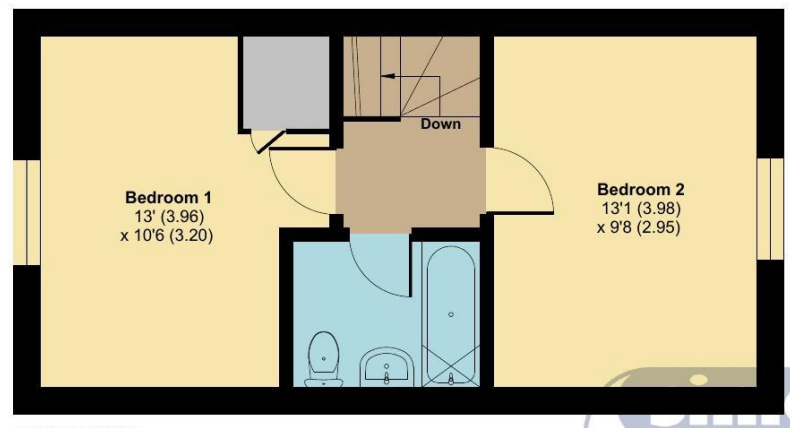
41 Tom Joyce Close, Snodland, Kent, ME6 5BU

GUIDE PRICE: £300,000-£320,000
EPC RATING: C

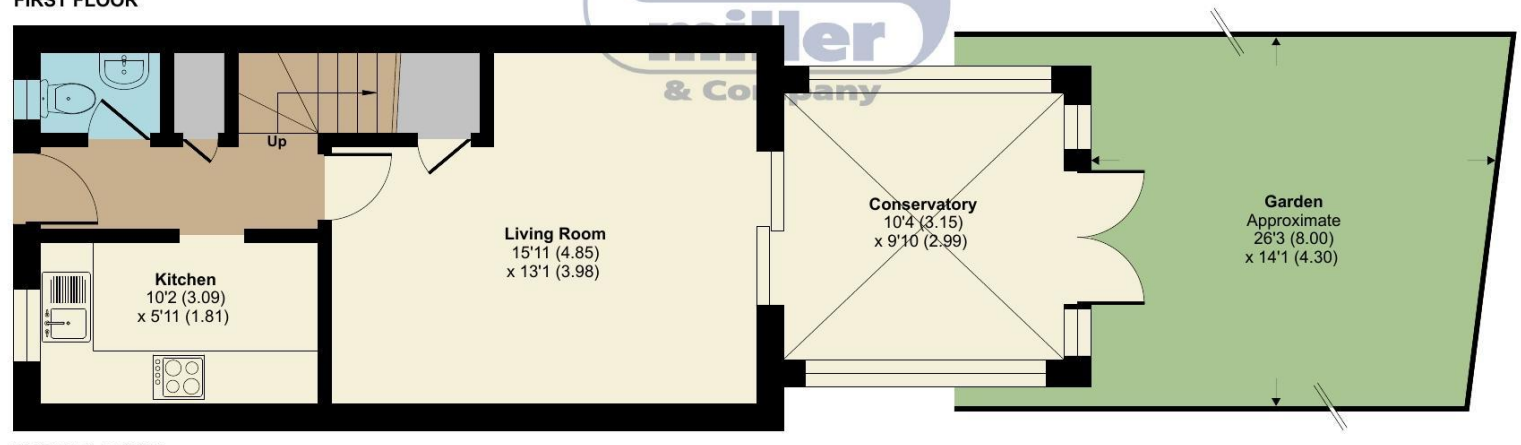
Tom Joyce Close, Snodland, ME6

Approximate Area = 793 sq ft / 73.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simon Miller & Company. REF: 1551575

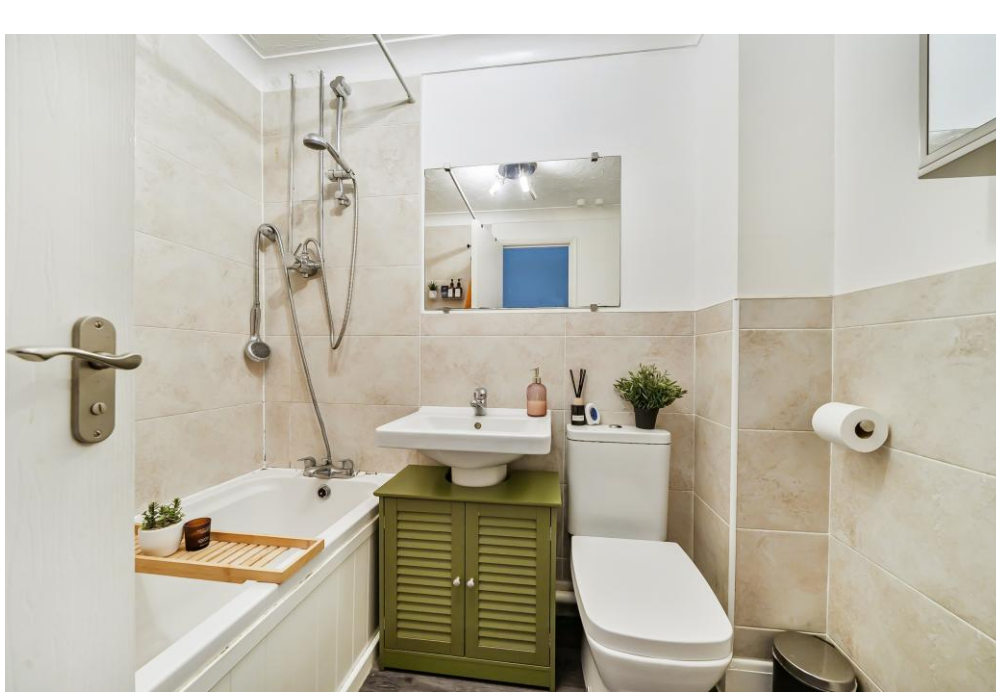
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To the front of the property, there is private allocated parking, alongside a particularly attractive landscaped approach leading to the front entrance and a convenient bin storage area.
Upon entering, the quality of care and attention this home has received is immediately apparent. The property is presented in immaculate condition throughout, creating a welcoming feel from the moment you step inside.
The ground floor begins with a practical entrance area, leading through to a well-appointed kitchen which offers a good range of storage and worktop space, making it both functional and well suited to everyday living. There is also the added convenience of a downstairs cloakroom. The main living accommodation is a particularly generous lounge/diner, providing plenty of room for both comfortable seating and a dedicated dining area. To the rear, the conservatory provides a wonderful additional reception space, offering flexibility for a variety of uses, whether as a second sitting room, dining area or somewhere to simply relax and enjoy views over the garden. Upstairs, there are two excellent-sized double bedrooms, both offering comfortable and versatile accommodation. The principal bedroom has been particularly tastefully decorated and benefits from built-in storage, creating a stylish yet practical space. A family bathroom completes the first-floor accommodation, fitted with a bathtub shower. Externally, the rear garden has recently been landscaped, creating an attractive and well-presented outdoor space which can be enjoyed throughout the warmer months. The conservatory provides a lovely connection between the indoor and outdoor living areas. A fantastic opportunity for anyone seeking an immaculately presented home where the current owners have clearly taken great pride in its upkeep. Early viewing is strongly recommended to fully appreciate the accommodation and condition on offer. Snodland is an increasingly popular residential town in the heart of Kent, offering a great balance of everyday convenience, community facilities and access to the surrounding countryside.
The town centre provides a good selection of local shops, supermarkets, cafés and everyday amenities, while nearby Holborough Lakes and Leybourne Lakes Country Park offer fantastic opportunities for walking, cycling and enjoying the outdoors. The property is particularly well positioned for local schooling, with St Katherine's School and Nursery and The Holmesdale School both within easy reach. There are also further primary and secondary education options in the surrounding areas.
For commuters, Snodland railway station is approximately 0.7 miles away, providing rail connections towards London and the wider Kent network. The M20 and M2 motorway networks are also accessible, making this a convenient base for those travelling further afield.
Freehold
Council Tax: C
EPC: C
Full Fibre Broadband

- **IMMACULATELY PRESENTED TWO-BEDROOM HOME**
- **GENEROUS LOUNGE/DINER**
- **PRIVATE ALLOCATED PARKING**
- **CONSERVATORY PROVIDING ADDITIONAL LIVING SPACE**
- **RECENTLY LANDSCAPED REAR GARDEN**
- **TWO WELL-PROPORTIONED DOUBLE BEDROOMS**

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

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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