



45 Freelands Road
Snodland
ME6 5RF
Price £375,000

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Description

Sought after semi detached house with a superb kitchen extension, located on a corner plot with garage and drive. Arranged on 2 floors extending to £1100sq ft. The accommodation comprises entrance hall, lounge, separate dining room, kitchen with split level appliances, conservatory, 3 bedrooms and a shower room. Chain free.

Location

Snodland town has an excellent selection of local amenities, including community centre and sports fields, a wide selection of shops, popular Infant and Junior School - Snodland Church of England (rated Good Ofsted). Attractive walks along the banks of the River Medway. Rail links with Strood with connections to London via Charing Cross, Ebsfleet and St Pancras. 20 minutes drive from the popular shopping centre, Bluewater.

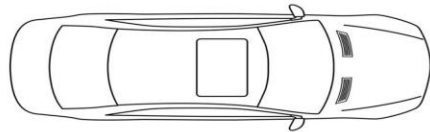
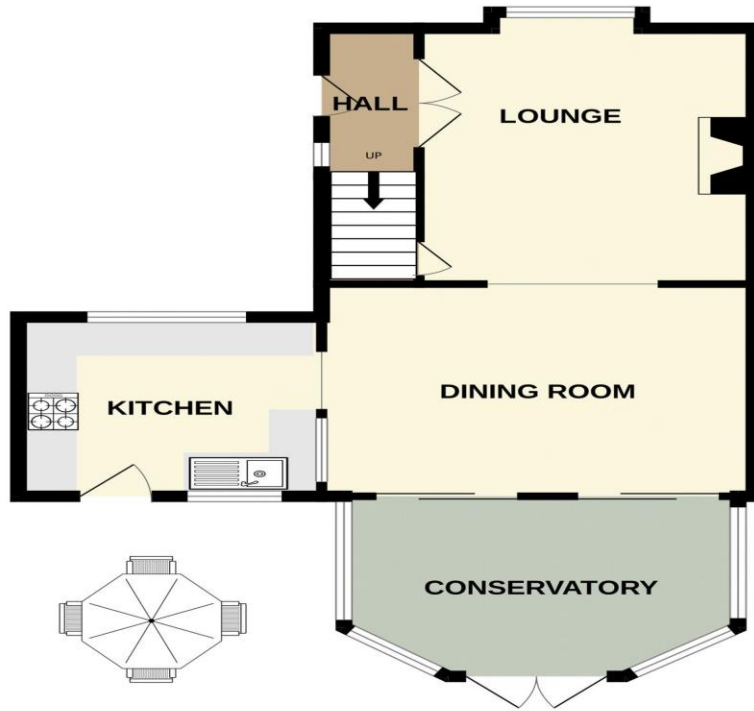
Council Tax Band

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor

Entrance Canopy

Outside light, half glazed entrance door and glazed side panel.

Entrance Hall

Staircase to first floor, radiator, double casement doors to

Lounge 13' 2" x 11' 9" (4.01m x 3.58m)

Sandstone fireplace and chimney breast, oriel bay window to front, double radiator, under stairs storage cupboard, archway to

Dining Room / Family Room 15' 8" x 11' 0" (4.77m x 3.35m)

Double radiator, two double glazed patio doors to

Conservatory 13' 7" x 9' 4" (4.14m x 2.84m)

Ceramic tiled floor, fitted vertical blinds and ceiling blinds, south western aspect, double casement doors to garden.

Kitchen 10' 7" x 9' 3" (3.22m x 2.82m)

Fitted with units having oak door and drawer fronts, with antique style fittings and complimenting working surfaces. Double drainer acrylic sink, chrome mixer tap, four burner electric hob, oven beneath, extractor hood above. Double aspect windows with glazed door to garden. Fully tiled walls, ceramic tiled floor, plumbing for washing machine.

On the First Floor

Landing

Window to side, access to roofspace.

Bedroom 1 13' 0" x 8' 9" (3.96m x 2.66m)

Picture window to front, double built in wardrobe cupboard. Double radiator.

Bedroom 2 9' 3" x 9' 2" (2.82m x 2.79m)

Built in linen cupboard with lag cylinder, double built in wardrobe cupboard, window to rear, radiator.

Bedroom 3 7' 0" (plus wardrobes) x 6' 5" (2.13m x 1.95m)

Built in wardrobe, radiator, window to front.

Shower Room 6' 5" x 6' 0" (1.95m x 1.83m)

White contemporary suite, twin shower cubicle with sliding door, low level WC, wash hand basin, fully tiled walls, ceramic tiled floor, radiator.

Outside

The property stands amidst a corner plot with gardens arranged to the front and side. Lawn with mature hibiscus and weeping cherry. Driveway with parking leading to detached brick garage.

Rear Garden

Is compact, fully fenced, enjoying a south western aspect, lawn and shrubs, patio area adjacent to house. Access to garage. Side pedestrian access.

Directions

From Maidstone leave via the M20 heading in a northerly direction towards London. Exiting Junction 4, following signs to Snodland. Turning left into the Village at Ham Hill on Malling Road. Turning left just beyond St Katherine's Road, left into Birling Road, first right into Dryland Road and Freelands Road will be found first turning on the left.



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