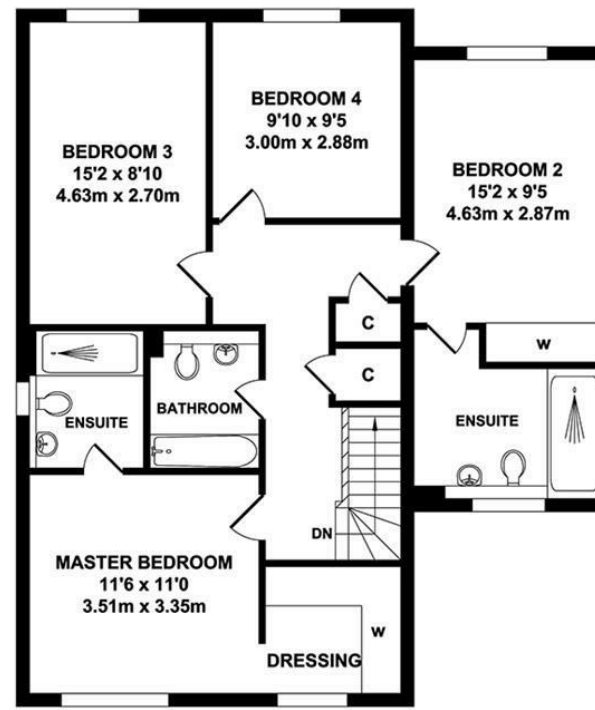


GROUND FLOOR
APPROX. FLOOR AREA
856 SQ. FT.
(79.54 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
844 SQ. FT.
(78.41 SQ. M)

TOTAL APPROX. FLOOR AREA 1700 SQ.FT. (157.95 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Manley Boulevard
Holborough Lakes ME6 5SD
Guide Price £560,000

Tenure: Freehold

Council tax band: F



NEED MORE SPACE? THIS PROPERTY HAS 1700SQ FT OF FLOOR SPACE! Beautifully presented throughout, this 4 bedroom home boasts a LARGE KITCHEN, open plan living/dining area plus integral GARAGE and downstairs W.C. Bi-fold doors open out onto the BEAUTIFUL REAR GARDEN offering a well-tended outside space with grassed area and large decked area. The contemporary kitchen has a central island making a statement focal point and a hub for the family and there is an integrated Bose speaker system to the ground floor.

The first floor has 4 good size bedrooms, the master with EN-SUITE and DRESSING AREA. In addition to the family bathroom, BEDROOM 2 also benefits from its own EN-SUITE and has underfloor heating.

To the front of the property is a further lawn area and driveway with parking which leads to the garage.

Situated in the ever popular Holborough Lakes development, this contemporary 4 BED FAMILY HOME is within easy access to A roads leading to either the M2 and M20 and a train station in neighbouring Snodland. This lakeside development is an oasis set in it's own landscaped grounds and is served by an onsite gym and community centre. This area is popular with professionals wanting to commute and when home be in a modern concept living, well tended location. A beautiful property with early viewing highly recommended to appreciate all it has to offer. CHAIN FREE.

Call now to arrange your viewing.

- 4 bedrooms 1700sq ft Home
- Prestigious Holborough Lakes Development
- Open Plan Kitchen/Living/Dining Area
- Utility Area
- Garage plus parking for 2 cars
- High Specification Throughout
- 2 En-Suites plus Family Bathroom plus Downstair WC
- Beautiful Garden
- Chain Free
- Easy Access to Local Motorways



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	88	78	87

Energy Efficiency Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (23-38), F (9-18), G (1-8).
 Environmental Impact (CO₂) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).



ADDITIONAL INFORMATION

Freehold
 Council Tax Band F
 EPC Rating C
 Estate Management £800 pa approx.
 Review period tba

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

