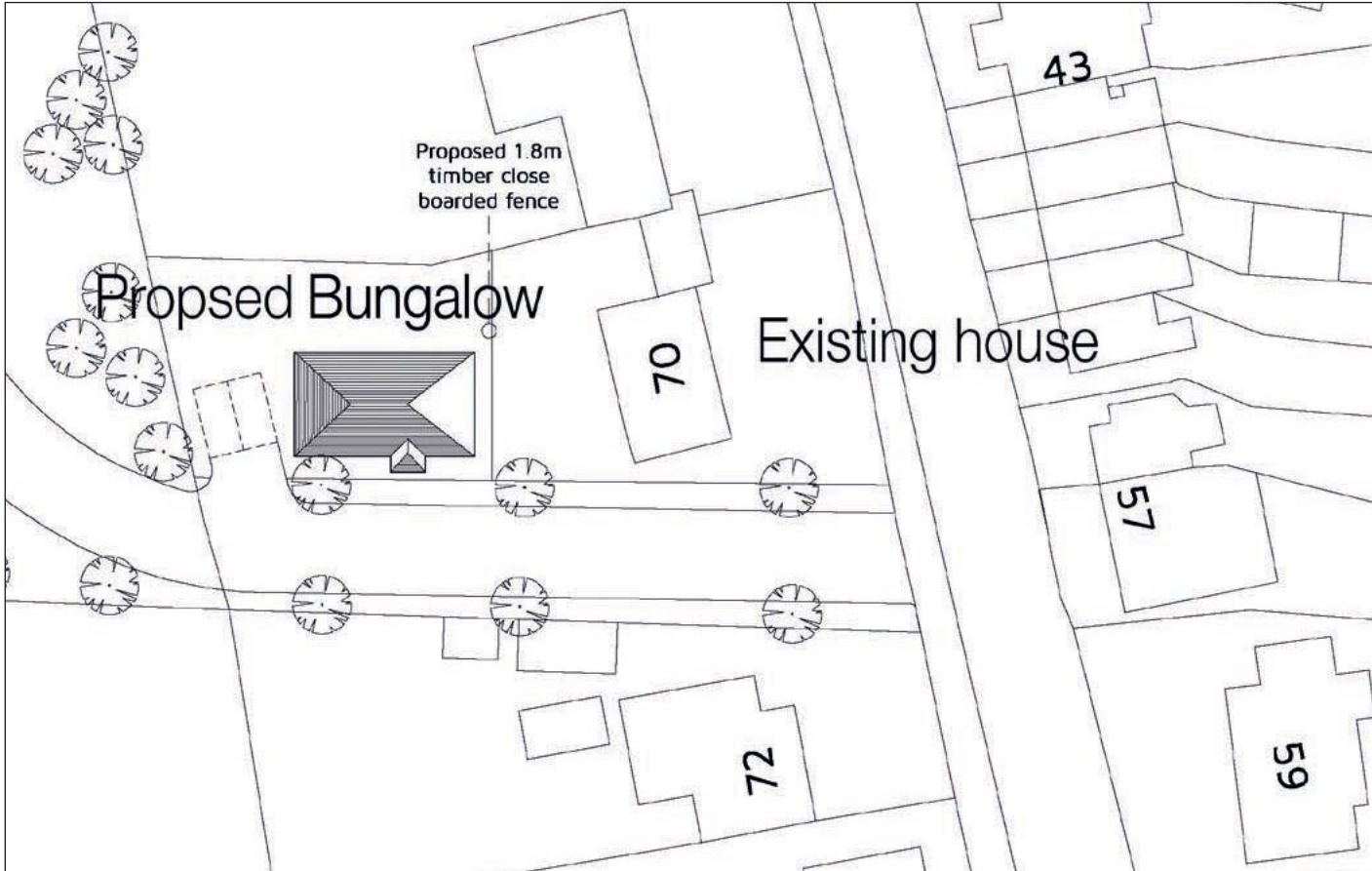


**THE VENDOR RESERVES THE RIGHT TO OFFER AS ONE LOT OR TWO SEPARATE LOTS**



All enquiries Ref: James Paterson

- Freehold existing detached house with outline planning for the erection of an additional new build detached two bed bungalow to the rear.
- Full vacant possession

**Location:**

The property is situated on the corner of Church Street and Genn Park within the village of Boughton Monchelsea which lies to the south of Maidstone. Public transport links include Maidstone mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A229, M20 and M26. Village amenities can be found locally within Boughton Monchelsea with an extensive range of shopping amenities, cafes, bars and restaurants being found in Maidstone. Recreational pursuits can be found locally at the open spaces of Salths Wood and Deer Park.

**Note:**

Refer to the legal pack for any additional Planning Overage implications beyond existing planning granted.

