



44 The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ
Offers In The Region Of £450,000



The property is situated in a quiet lane within a conservation area in the heart of Boughton Monchelsea. This most popular area lies about 4-miles to the south west of Maidstone. The immediate area has excellent amenities close by, the county town itself providing a wide range of shopping, educational and social facilities.

The property comprises a four bedroom semi-detached cottage, having mellowed brick and ragstone elevations under a tiled roof. The property has immense charm with a lovely inglenook fireplace in the reception room. Benefiting from parking to the side and a lovely cottage garden at the back, which is not overlooked. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: awaited
Council tax band: D
Tenure: freehold



GROUND FLOOR:

Entrance door to ...

Entrance Lobby

Door to ...

Living Room: 12'6 x 12'3 (3.81m x 3.73m)

Feature oak flooring. Double glazed window to the front elevation. Exposed beams. Lovely inglenook fireplace with fitted wood burning stove. Communicating with ...

Dining Room: 12'9 x 11'9 (3.89m x 3.58m)

Double glazed window to the rear and side elevations. Attractive oak flooring. Fireplace. Cupboard concealing meters. Radiator.

Kitchen: 13'9 x 9'9 (4.19m x 2.97m)

A well fitted kitchen with a range of work surfaces having cupboards and drawer space under. Built in fridge, washing machine and dishwasher. Range oven. Part tiled walls. Butler sink. Double glazed window to the rear elevation. Stable door to garden.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Wash hand basin. Tiled floors. Part tiled walls. Double glazed window to the rear elevation.

Lobby

Cupboard housing hot water cylinder. Fitted shelving. Useful storage space. Staircase to ...

FIRST FLOOR:

Landing

Cupboard opening to eaves storage space concealing Worcester gas fired boiler serving central heating and domestic hot water.

Bedroom 1: 12'8 x 9'9 (3.86m x 2.97m)

Double glazed window to the front elevation. Built in cupboard. Exposed beams.

Bedroom 2: 11'7 x 8'5 (3.53m x 2.57m)

Double glazed window to both side and front elevations. Range of built in wardrobe cupboards.

Shower Room

Low-level WC. Wash hand basin. Tiled shower cubicle with Aqualisa shower unit. Chrome heated towel rail.

A staircase leads from the landing to ...

Bedroom 3: 11' x 10'3 (3.35m x 3.12m)

Double glazed window to the side elevation.

Bedroom 4: 11'11 x 9'5 maximum (3.63m x 2.87m maximum)

Double glazed window to the front elevation.

EXTERNALLY:

Off road parking to the side of the property (the parking area is not included in the title of the property). From there a side gate leads to a lovely back garden with a woodland aspect beyond. A paved seating terrace to the rear of the property. A path meanders through the garden which is laid to lawn with well stocked flower

beds. Set within the garden is a useful workshop 12'8 x 8'7.

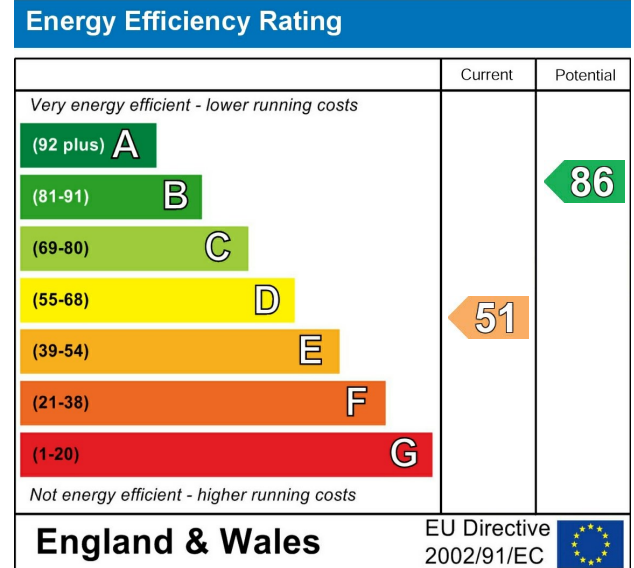
VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

From the Linton crossroads continue to Boughton Monchelsea turning left into Church Street. Continue down into Beresford Hill before turning right into The Quarries where the property will be found on the right hand side.



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

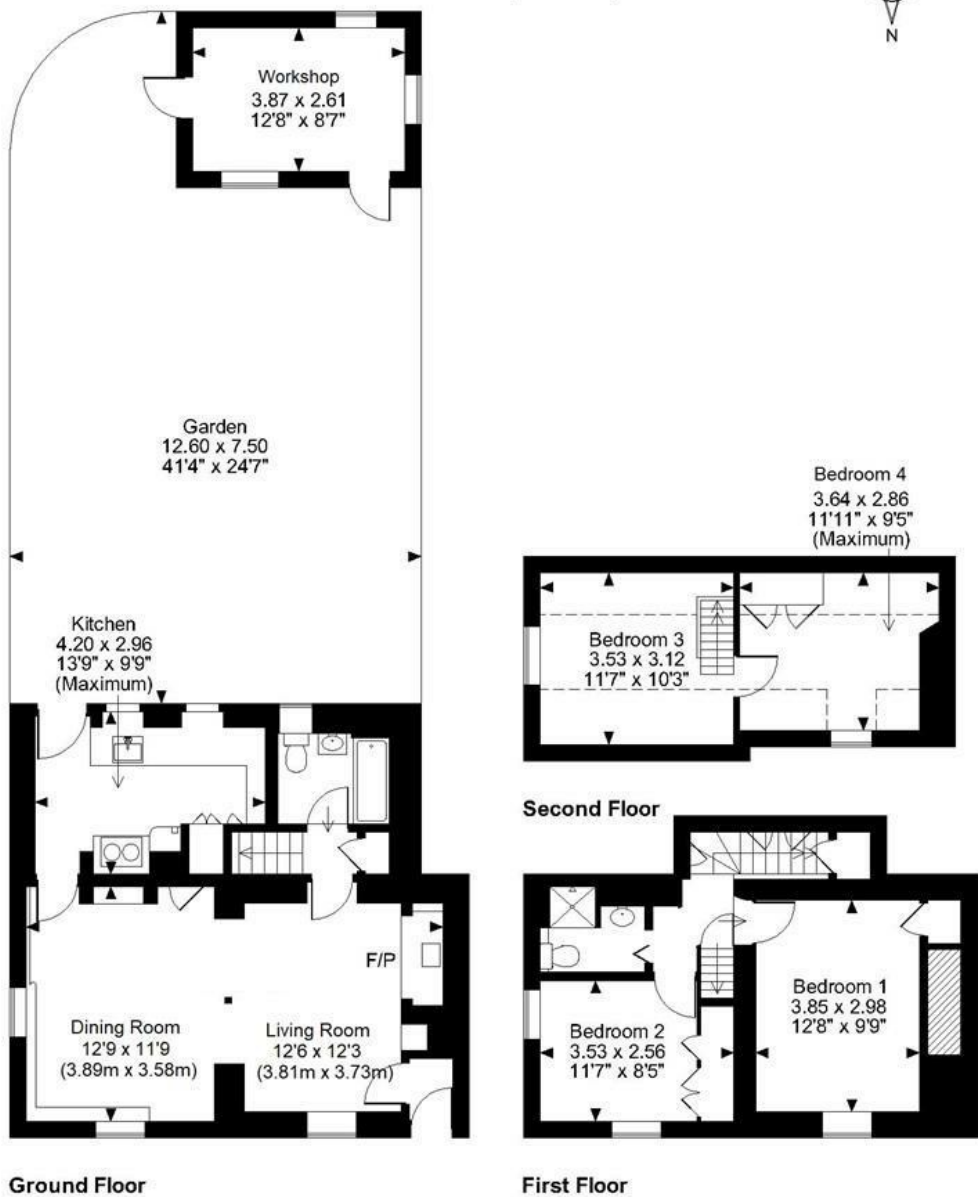
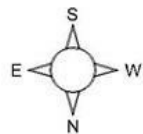
The Quarries, Boughton Monchelsea, Maidstone

Approximate Gross Internal Area

Main House = 991 Sq Ft/92 Sq M

Shed = 109 Sq Ft/10 Sq M

Total = 1100 Sq Ft/102 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592730/TOW

