



49 Thomas Rider Way, Boughton Monchelsea, Maidstone, ME17 4GA
Offers In Excess Of £225,000



TAKE THE VIRTUAL TOUR

TWO DOUBLE BEDROOM COACH HOUSE WITH BATHROOM AND ENSUITE, TWO ALLOCATED PARKING SPACES, AND GARAGE CONVERTED INTO STUDIO SPACE

This impressive two- double bedroom coach house is located in the sought-after village of Boughton Monchelsea, offering a peaceful and tranquil setting with views of trees and a nearby field, while still being within easy reach of local amenities. The home features a private entrance with no neighbors above or below. Inside, you'll find an entrance hall with stairs leading up to the landing, from which all rooms are accessible. The spacious lounge/dining room is filled with natural light and leads into a fitted kitchen with integrated appliances, including fridge freezer, washing machine and dishwasher. There are two bedrooms, with the main bedroom boasting fitted wardrobes and an ensuite. The well-maintained bathroom includes a shower over the bath. The property offers excellent storage solutions, including a partially boarded loft space and a large exterior cupboard beneath the stairs. Additionally, the garage has been converted into a workspace with plastered walls, internal sliding doors, and flooring. Two allocated parking spots are also included.

Nestled in a quiet residential setting, this home is conveniently close to shops, pubs, and schools. It benefits from excellent transport links, with easy access to major roads and public transport, including mainline services to London. This fantastic home offers comfortable and stylish living, both inside and out and will generate plenty of interest so do not delay and call Page and Wells Loose Office today and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall

FIRST FLOOR

Lounge/Dining Room 18'3" x 11'3" (5.58m x 3.45m)

Kitchen 8'2" x 7'2" (2.49m x 2.20m)

Bedroom 1 12'0" x 11'5" (3.67m x 3.48m)

En-Suite


Bedroom 2 9'10" x 7'2" (3.01m x 2.20m)

Bathroom

EXTERNALLY

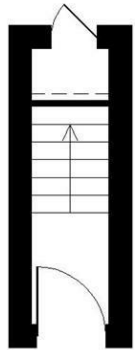
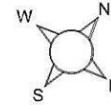
Store 8'4" x 5'4" (2.55m x 1.65m)

Studio/Garage 13'8" x 8'4" (4.17m x 2.55m)

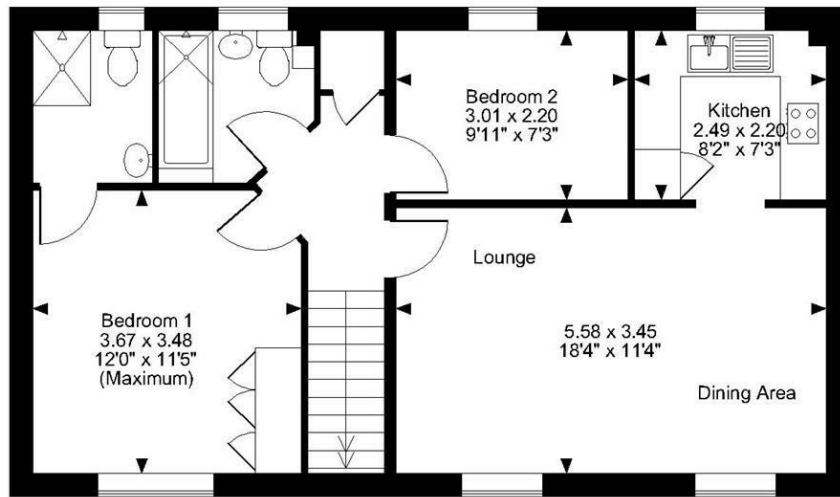
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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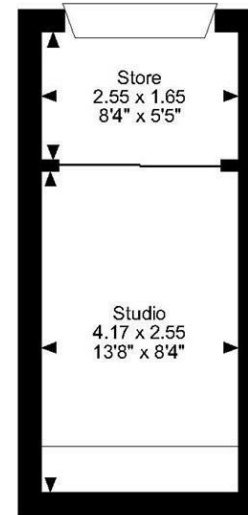
Thomas Rider Way, Boughton Monchelsea, Maidstone, Kent
Approximate Gross Internal Area
Main House = 667 Sq Ft/62 Sq M
Store & Studio = 164 Sq Ft/15 Sq M
Total = 831 Sq Ft/77 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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