



SAXON SHORE
— ESTATE AGENTS —



48 Horselees Road, Boughton-Under-Blean, ME13 9TE

£317,500

Introducing this well presented, end of terrace, three bedroom house in Boughton-Under-Blean near Faversham. Located in a popular village close to local amenities and good schools with regular public transport links to Canterbury city centre.

The property ranges across two floors and comprises of a spacious open plan living/dining room and recently refurbished kitchen to the ground floor.

Upstairs are three good-sized bedrooms and a full bathroom.

Outside to the front is a large, brick paved driveway providing ample off street parking. To the rear is a contemporary terraced garden, divided into separate usable spaces, ideal for entertaining.

Don't miss your chance to make this house your new home, contact us today to arrange a viewing!

Entrance Hall



Lounge / Dining Room
11'4" x 25'1" (3.47 x 7.65)



Kitchen
8'5" x 8'11" (2.57 x 2.74)



Landing



Bedroom 1
11'4" x 14'5" (3.47 x 4.40)



Bedroom 2
11'4" x 12'4" (3.47 x 3.76)



Bedroom 3
7'3" x 9'6" (2.21 x 2.90)



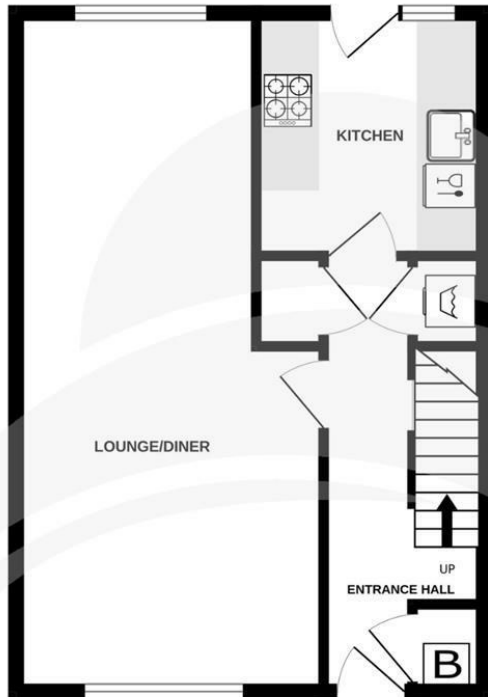
Bathroom
8'5" x 5'5" (2.57 x 1.67)



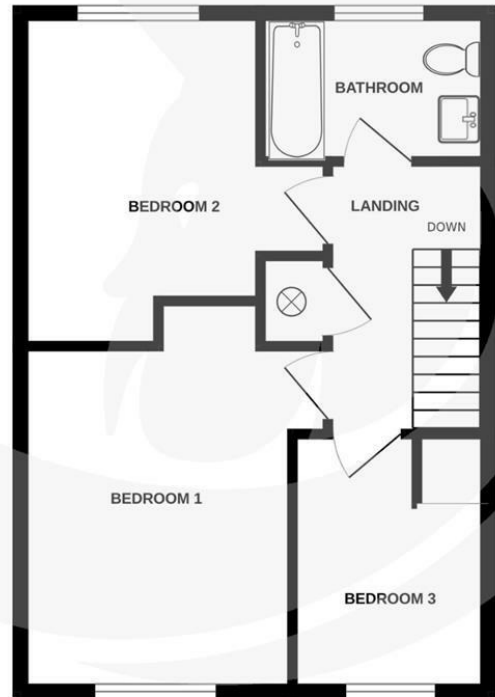
Garden



GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.



1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 80.7 sq.m. (869 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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