

**ME14 3BU** 



FIRST FLOOR



Guide Price £500,000

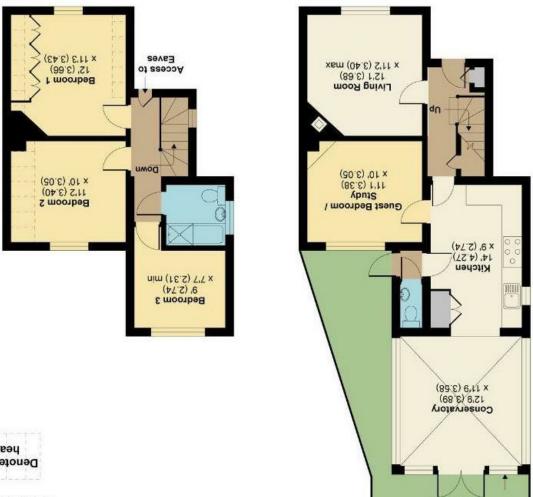
**EPC RATING: E** 



3 Abbey Court Cottages Boarley Lane, Sandling,

# Boarley Lane, Sandling, Maidstone, ME14

### m ps 1.051 \ II ps 0041 = 1stoT Limited Use Area(s) = 51 sq ft / 4.7 sq m Approximate Area = 1349 sq ft / 125 £24 m



**GROUND FLOOR** 









GUIDE PRICE £500,000 - £550,000 - Beautifully Presented Semi Detached Cottage - Three Bedrooms

Stunning Orangery to Rear - Quality Fitted Kitchen - Separate Study / Guest Bedroom - Semi Rural Village Location - Exposed Beams and Period Fireplaces - Off Street Parking 
Secluded Garden - Views over the Local Countryside - Great Transport Links

### MATERIAL INFORMATION

## Freehold Council Tax Band D EPC Report E





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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.