



Guide Price
£475,000

Freehold

4x  2x  2x 

**Thomas Rider Way,
Boughton Monchelsea,
Maidstone, Kent, ME17**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Immaculately presented and renovated to a high standard
- Garage partially converted to a salon
- Energy efficient with solar panels, covering bills and providing extra income
- Open plan kitchen and dining area
- Short walk to local shops and amenities

Accommodation

GROUND FLOOR

Entrance Hall
 Downstairs Cloakroom: 5'0 x 2'1 (1.53m x 0.64m)
 Lounge: 19'1 x 10'1 (5.82m x 3.08m)
 Conservatory: 12'1 x 9'1 (3.69m x 2.77m)
 Kitchen: 17'1 x 14'1 (5.21m x 4.30m)
 Dining Area: 9'1 x 8'1 (2.77m x 2.47m)

FIRST FLOOR

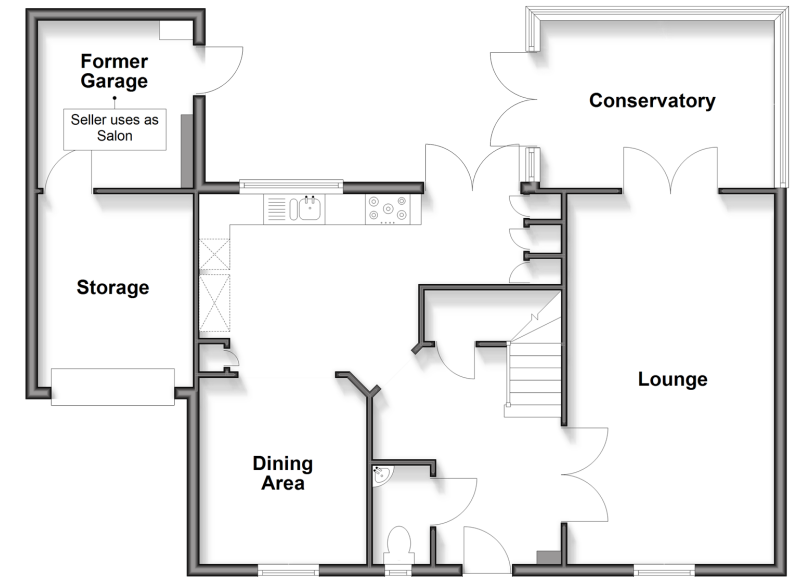
Landing
 Bedroom 1: 12'0 x 11'0 (3.66m x 3.36m)
 En Suite Shower Room: 7'0 x 5'0 (2.14m x 1.53m)
 Bedroom 2: 12'0 x 9'1 (3.66m x 2.77m)
 Bedroom 3: 10'0 x 8'1 (3.05m x 2.47m)
 Bedroom 4: 10'0 x 7'1 (3.05m x 2.16m)
 Bathroom: 8'0 x 6'1 (2.44m x 1.86m)

OUTSIDE

Former Garage (Used as Salon): 8'1 x 8'0 (2.47m x 2.44m)
 Driveway
 Storage
 Front and Rear Gardens
 Outbuilding: 10'1 x 9'0 (3.08m x 2.75m)
 Hot Tub

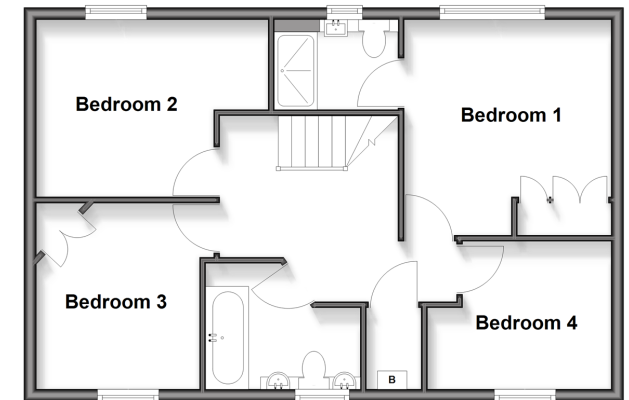
Ground Floor

Approx. 82.8 sq. metres (891.4 sq. feet)



First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Call Loose - 01622 744067 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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