

OVER 60?

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



Guide Price

£700,000

Freehold

4x  3x  1x 

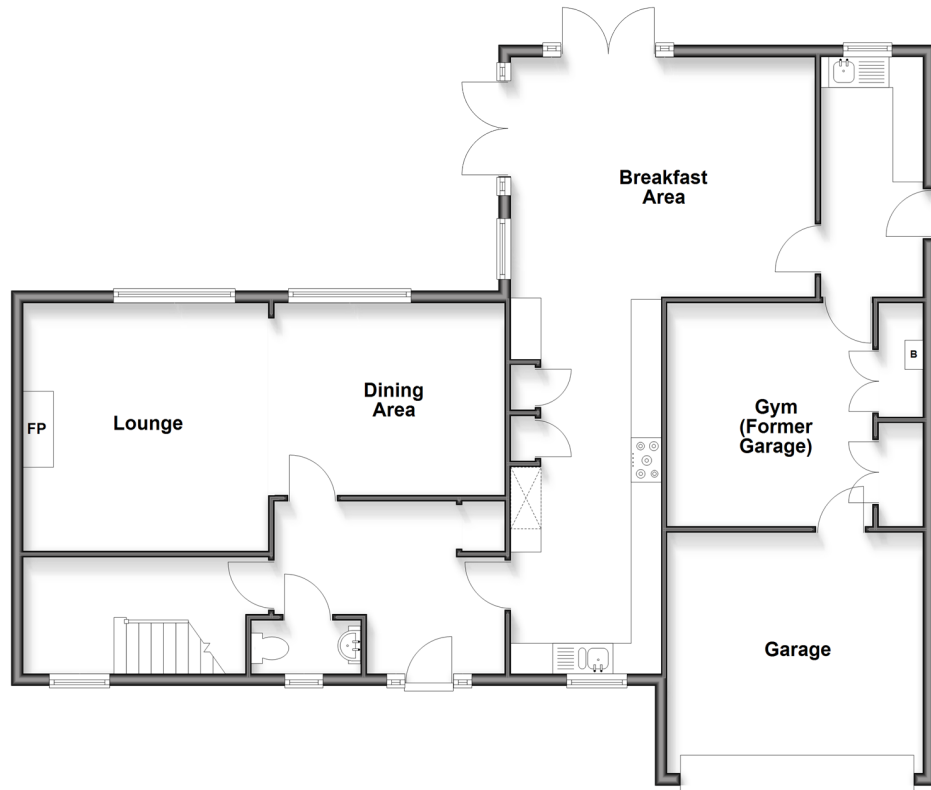
Church Street, Boughton Monchelsea,
Kent, ME17

Wards

Helping you move forwards

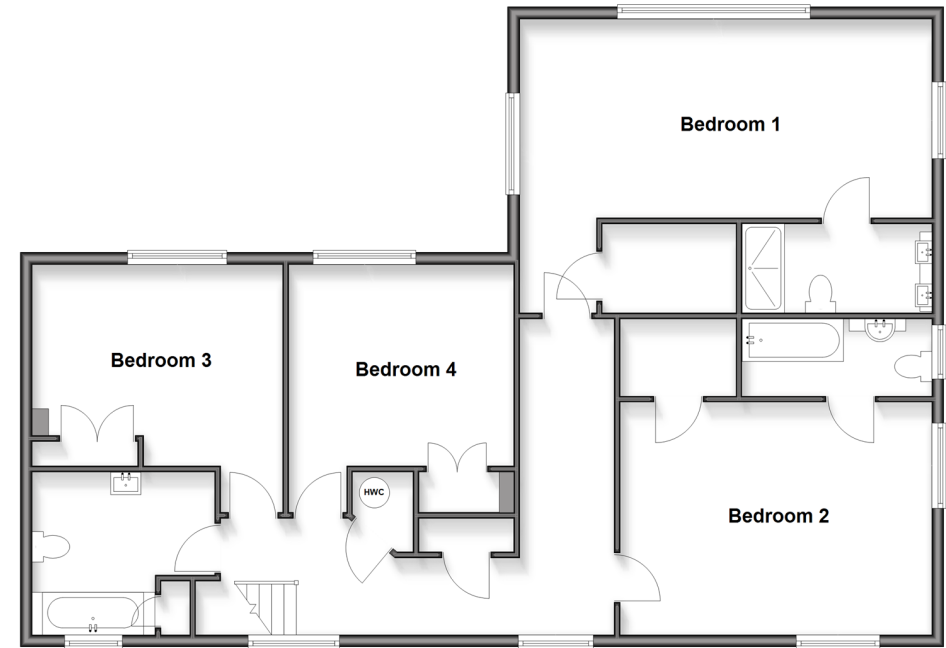
Ground Floor

Approx. 125.5 sq. metres (1351.1 sq. feet)



First Floor

Approx. 118.6 sq. metres (1276.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Downstairs Cloakroom: 5'7 x 2'7 (1.70m x 0.79m)
Lounge: 13'1 x 13'0 (3.99m x 3.97m)
Dining Area: 11'11 x 9'10 (3.63m x 3.00m)
Kitchen: 22'0 x 7'11 (6.71m x 2.41m)
Breakfast Area: 16'1 x 13'9 (4.91m x 4.19m)
Utility Room: 13'9 x 5'3 (4.19m x 1.60m)
Gym (Former Garage): 11'7 x 10'9 (3.53m x 3.28m)

FIRST FLOOR

Landing
Bedroom 1: 21'9 x 16'10 (6.63m x 5.13m)
Walk-in-Warbrobe
En Suite Shower Room: 9'10 x 4'8 (3.00m x 1.42m)
Bedroom 2: 17'0 x 13'2 (5.19m x 4.02m)
En Suite Bathroom: 10'0 x 4'7 (3.05m x 1.40m)
Bedroom 3: 12'10 x 12'9 (3.91m x 3.89m)
Bedroom 4: 12'9 x 12'0 (3.89m x 3.66m)
Bathroom: 9'7 x 8'8 (2.92m x 2.64m)

OUTSIDE

Garage
Driveway
Front and Rear Gardens



Main features

- Incredible room sizes throughout, two bedrooms benefiting from en suite facilities
- Bright and airy open plan kitchen and breakfast area, sure to become the hub of the home
- Well kept and generous size rear garden, landscaped with patio and lawn areas
- Heart of Boughton Monchelsea village location
- NO FORWARD CHAIN



Nearest Schools

Primary Schools: Boughton Monchelsea Primary 0.1 miles, Loose Primary School 1.0 miles.
Secondary Schools: Cornwallis Academy 0.4 miles, Maidstone Grammar School 2.4 miles, Sutton Valence School 2.9 miles



Transport Information

Train Stations: Maidstone West 2.8 miles, East Farleigh 3.1 miles, Maidstone East 3.3 miles



Address

Church Street, Boughton Monchelsea, Kent, ME17



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Loose Branch 01622 744067 ■ wardsofkent.co.uk



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
 	 D(68)	 B(82)

13018104/20260429/KIR/VMK