



SAXON SHORE  
ESTATE AGENTS



## 204 - 206 The Street, Boughton-Under-Blean, Faversham ME13 9AL Offers in excess of £425,000

Introducing this characterful three bedroom, end of terrace, Grade II listed home located in The Street in the village of Boughton-Under-Blean. Inside are a wealth of original period features. The village sits between Faversham and Canterbury and is conveniently located close to transport links and ideal for commuters. This family home is situated on the Main Street within walking distance to the village school, recreation ground, churches, village shop and country walks.

Accommodation spans across two floors and comprises an entrance hall/reception room, a sitting room with working wood burner, a spacious, open plan lounge and dining room with French doors opening onto the garden and a modern kitchen with a stable door leading to the garden, to the ground floor.

Upstairs on the first floor are three good sized, double bedrooms one of which has an original fireplace, and a full bathroom with a separate shower and bath.

Outside to the rear is a well established garden mainly laid to lawn with a patio area.

**Reception Room**

10'2" x 11'9" (3.1 x 3.6)

**Sitting Room**

11'9" x 11'9" (3.6 x 3.6)

**Lounge**

10'2" x 10'8" (3.10 x 3.26)

**Dining Room**

11'6" x 10'4" (3.53 x 3.15)

**Kitchen**

11'9" x 10'8" (3.6 x 3.26)

**Bedroom 1**

11'9" x 11'9" (3.6 x 3.6)

**Bedroom 2**

10'2" x 11'9" (3.1 x 3.6)

**Bedroom 3**

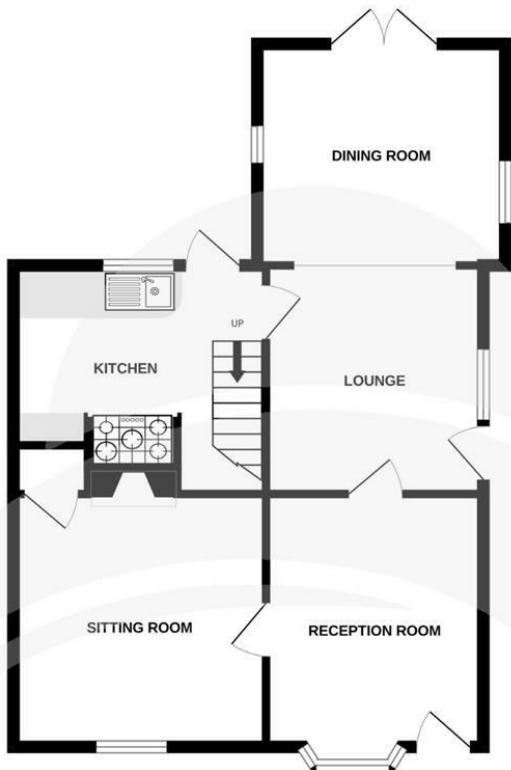
10'2" x 10'8" (3.10 x 3.26)

**Bathroom**

10'7" x 11'5" (3.23 x 3.5)

**Garden**

GROUND FLOOR  
56.8 sq.m. (611 sq.ft.) approx.



1ST FLOOR  
44.5 sq.m. (479 sq.ft.) approx.



TOTAL FLOOR AREA : 101.3 sq.m. (1090 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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