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CHARTERED SURVEYORS & ESTATE AGENTS

13 Bodkins Close

Boughton Monchelsea, Maidstone, Kent, ME17 4TS

£350,000

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A wonderful three bedroom, two bathroom, light and spacious end of terrace family home with off road parking and garage.

The property comprises:

Downstairs:

- * Entrance hall
- * Downstairs W.C.
- * 16'8" x 15'4" Living Room, with double doors to
- * 15'3" x 9'1" Kitchen Dining Room, with
 - double doors to garden, four ring gas hob, electric oven
 - extractor hood, plumbing for dishwasher, space for washer dryer

Upstairs:

- * 13'1" x 8'9" Master bedroom with ensuite shower cubicle and basin
- * 10'4" x 8'10" Guest bedroom
- * 8' x 6'1" Third bedroom
- * Modern white coloured family bathroom suite

Outside:

- * Enclosed rear garden
- * 15'10" x 7'6" garage, with up and over door and door to garden
- * Driveway in front of garage

Notes:

- * Mains water, mains waste, mains gas, mains electric
- * Council Tax: D, Maidstone Borough Council



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Location:

Situated in a popular development on the outskirts of Maidstone, Boughton Monchelsea is located within a 15 minute drive of Maidstone town centre which offers a comprehensive range of shopping, including The Fremlin Walk Shopping Centre, and a plenitude of restaurants, bars and recreational facilities including a cinema complex, theatre and leisure parks. There is plenty of choice for secondary schools, some of which being: Invicta Grammar, Maidstone Grammar, Oakwood Park Grammar, St Simon Stock Catholic School, Valley Park, Maidstone Grammar School for Girls. Maidstone also has good mainline rail stations with fast services to London in just over an hour. From the town, junctions 5, 6 and 7 of the M20 provide good road access to London and the coast with easy links to the A249, M2, M25, and M26.

EPC Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floorplan and Dimensions



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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