



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£330,000**

**Freehold**

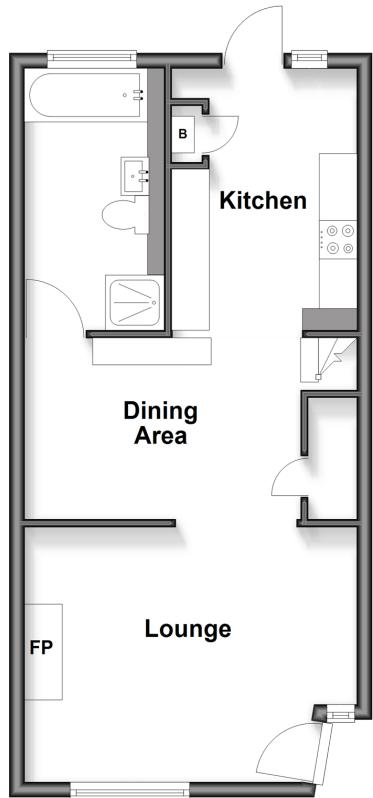
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**Poplar View, Boughton,  
Faversham, Kent, ME13**

*Wards*  
Helping you move forwards

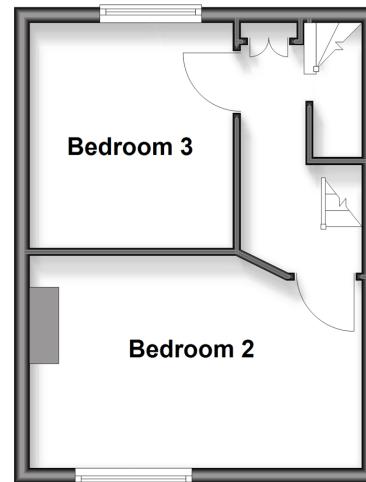
### Ground Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



### First Floor

Approx. 25.6 sq. metres (275.7 sq. feet)



### Second Floor

Approx. 14.6 sq. metres (156.7 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 14'6 x 10'11 (4.42m x 3.33m)  
Dining Area: 11'7 x 7'7 (3.53m x 2.31m)  
Kitchen: 10'6 x 7'7 (3.20m x 2.31m)  
Bathroom

### FIRST FLOOR

Landing  
Bedroom 2: 14'5 x 9'8 (4.40m x 2.95m)  
Bedroom 3: 9'0 x 8'9 (2.75m x 2.67m)

### SECOND FLOOR

Landing  
Bedroom 1: 14'5 x 12'8 (4.40m x 3.86m)

### OUTSIDE

Front and Rear Garden  
Driveway For Several Vehicles



## Main features

- **Refurbished and extended family home offering a brand new interior**
- **Delightful views across open green**
- **New landscaped gardens with generous driveway**
- **Walking distance to Boughton village, shops, primary school and bus service**
- **No onward chain**

### Nearest Schools

Primary Schools: Boughton-under-Blean and Dunkirk  
Primary 1.6 miles, Graveney Primary 2.9 miles

Secondary Schools: The Abbey School 3.0 miles, Queen Elizabeth's Grammar School 3.4 miles

### Transport Information

Train Stations: Selling 2.2 miles, Faversham 3.1 miles, Chilham 5.0 miles

### Address

Poplar View, Boughton, Faversham, Kent, ME13

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Faversham Branch 01795 535517 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

EPC RATING  
C(70) CURRENT:  
POTENTIAL:  
A(92)  
10832446/20260105/PJ/PJ