

**Guide Price**  
**£550,000**

**Freehold**

4x 3x 3x

**Harling Close, Boughton  
Monchelsea, Kent, ME17**

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

*Wards*  
Helping you move forwards



## Main features

- Bright, airy & well presented
- Private and secure rear garden
- Planning permission granted for a single storey extension to the rear
- Located on a popular and convenient development in Boughton Monchelsea
- Walking distance to local shops, playing field and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 8'1 x 2'6 (2.47m x 0.76m)  
 Family Room: 13'9 x 9'6 (4.19m x 2.90m)  
 Study: 7'6 x 6'7 (2.29m x 2.01m)  
 Lounge: 15'7 x 15'3 (4.75m x 4.65m)  
 Dining Area: 11'7 x 9'5 (3.53m x 2.87m)  
 Kitchen/Breakfast Room: 16'0 x 8'2 (4.88m x 2.49m)  
 Utility Room: 7'0 x 5'3 (2.14m x 1.60m)

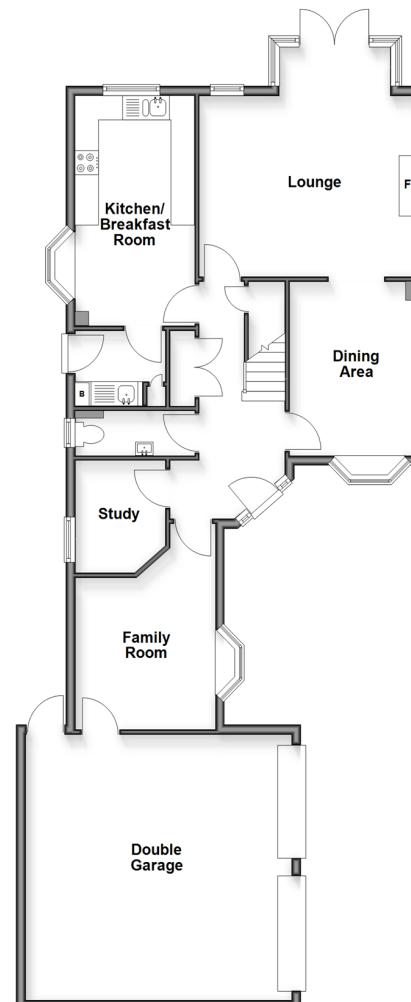
### FIRST FLOOR

Landing  
 Bedroom 1: 18'0 x 11'2 (5.49m x 3.41m)  
 En Suite Shower Room 1: 7'6 x 5'3 (2.29m x 1.60m)  
 Bedroom 2: 11'9 x 10'3 (3.58m x 3.13m)  
 En Suite Shower Room 2: 8'4 x 3'1 (2.54m x 0.94m)  
 Bedroom 3: 10'3 x 9'4 (3.13m x 2.85m)  
 Bedroom 4: 9'5 x 8'3 (2.87m x 2.52m)  
 Bathroom: 6'3 x 5'6 (1.91m x 1.68m)

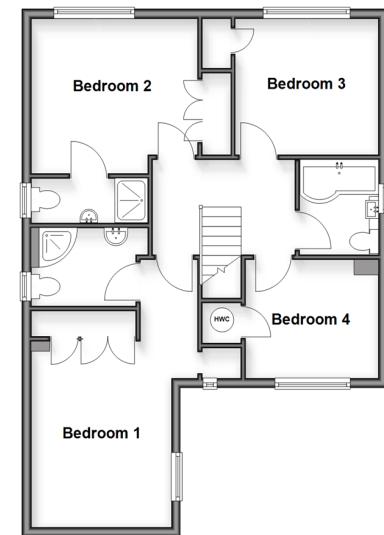
### OUTSIDE

Double Garage and Driveway  
 Front and Rear Gardens  
 Summer House

**Ground Floor**  
 Approx. 107.9 sq metres (1161.3 sq. feet)



**First Floor**  
 Approx. 64.4 sq metres (693.2 sq. feet)



Call Loose - 01622 744067 ■ [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.



CURRENT:  
 C(74)

POTENTIAL:  
 B(83)



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