



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)

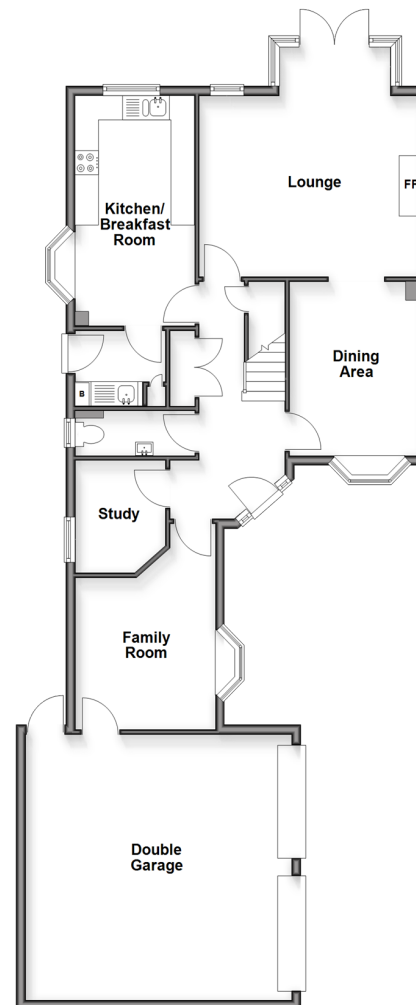
FIRST FLOOR

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)

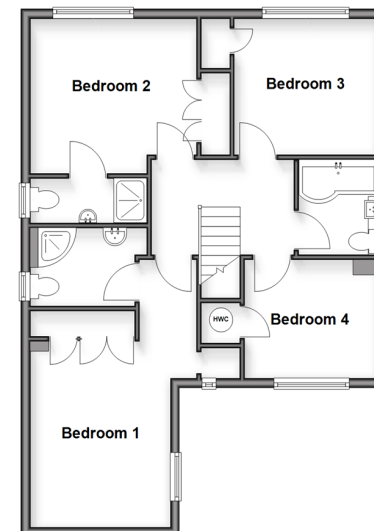
OUTSIDE

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

- 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.



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