



**Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Roman Way, Boughton  
Monchelsea, Maidstone,  
Kent, ME17**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Modern family home on a popular development
- Off road parking for 2 vehicles
- Well presented and private rear garden
- Generous size rooms throughout, with bedroom 1 complete with it's own en suite shower room
- Short walk to local shops, bus stop and playing field, with scenic countryside nearby

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 6'3 x 3'6 (1.91m x 1.07m)  
 Kitchen: 10'2 x 8'4 (3.10m x 2.54m)  
 Lounge/Diner: 18'8 x 13'3 (5.69m x 4.04m)

### FIRST FLOOR

Landing  
 Bedroom 2: 13'2 x 11'3 (4.02m x 3.43m)  
 Bedroom 3: 13'2 x 10'3 (4.02m x 3.13m)  
 Bathroom: 9'2 x 6'1 (2.80m x 1.86m)

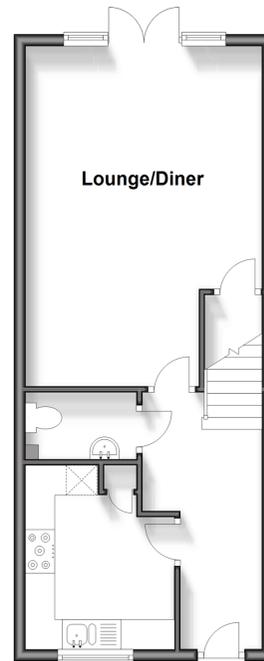
### SECOND FLOOR

Bedroom 1: 27'9 x 13'2 (8.46m x 4.02m)  
 En Suite Shower Room: 7'7 x 4'8 (2.31m x 1.42m)

### OUTSIDE

Front and Rear Gardens  
 Off Road Parking

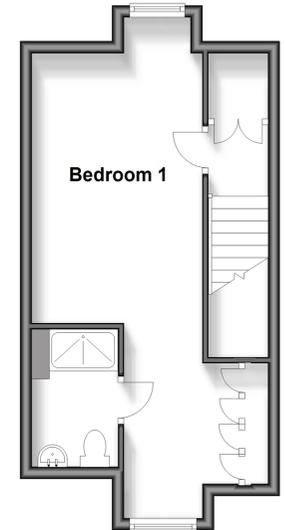
**Ground Floor**  
 Approx. 40.8 sq. metres (438.8 sq. feet)



**First Floor**  
 Approx. 41.1 sq. metres (442.1 sq. feet)



**Second Floor**  
 Approx. 29.3 sq. metres (315.3 sq. feet)



Call Loose - 01622 744067 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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