



**OVER 60?**

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

**Price**

**£350,000**

**Freehold**

3x  2x  1x 

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

*Wards*  
Helping you move forwards





## Main features

- **Spacious and well presented family home**
- **Recently re fitted modern kitchen, finished to a high standard**
- **Generous size bedrooms, bedroom 1 benefiting from it's own en suite shower room**
- **Well presented, private rear garden with access to the garage and allocated parking to the rear**
- **Located on a popular development, short walk to local shops and amenities, with scenic countryside nearby**

## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom: 6'3 x 3'7 (1.91m x 1.09m)  
Kitchen: 10'2 x 8'5 (3.10m x 2.57m)  
Lounge/Diner: 19'4 x 13'3 (5.90m x 4.04m)

### FIRST FLOOR

Landing  
Bedroom 2: 13'2 x 12'1 up to fitted wardrobes (4.02m x 3.69m)  
Bedroom 3: 13'2 x 10'3 (4.02m x 3.13m)  
Family Bathroom: 9'3 x 6'2 (2.82m x 1.88m)

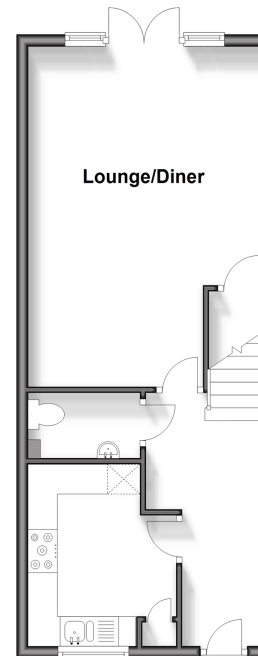
### SECOND FLOOR

Landing  
Bedroom 1: 27'6 x 11'3 up to fitted wardrobes (8.39m x 3.43m)  
En Suite Shower Room: 7'8 x 4'10 (2.34m x 1.47m)

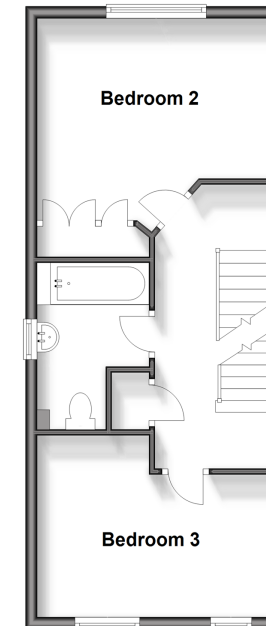
### OUTSIDE

Garage and Allocated Parking  
Front and Rear Gardens

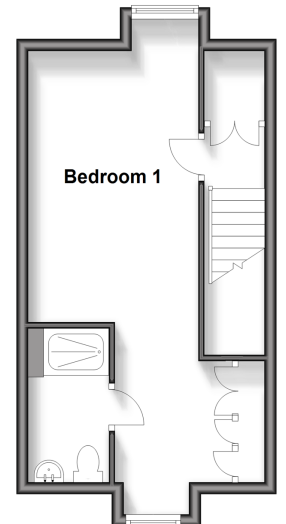
**Ground Floor**  
Approx. 40.8 sq. metres (439.5 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.0 sq. feet)



**Second Floor**  
Approx. 30.5 sq. metres (328.7 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