



**Offers In
Excess Of
£375,000
Freehold**

3x  2x  1x 

**Petlands, Boughton
Monchelsea, Maidstone,
Kent, ME17**

Wards
Helping you move forwards



Main features

- Well presented family home, on a popular, modern development
- Secluded location within a quiet and private road
- Superb, open plan kitchen/breakfast area and conservatory/dining area, sure to become the hub of the home
- Lovely low maintenance rear garden
- Short walk to local shops, amenities, playing field and picturesque countryside

Accommodation

GROUND FLOOR

Entrance Hall
 Downstairs Cloakroom: 6'1 x 3'0 (1.86m x 0.92m)
 Lounge: 15'0 x 12'1 (4.58m x 3.69m)
 Kitchen/Breakfast Area: 16'0 x 10'0 (4.88m x 3.05m)
 Conservatory/Dining Area: 14'1 x 9'1 (4.30m x 2.77m)
 Study: 9'1 x 7'0 (2.77m x 2.14m)
 Utility Room: 7'1 x 5'1 (2.16m x 1.55m)

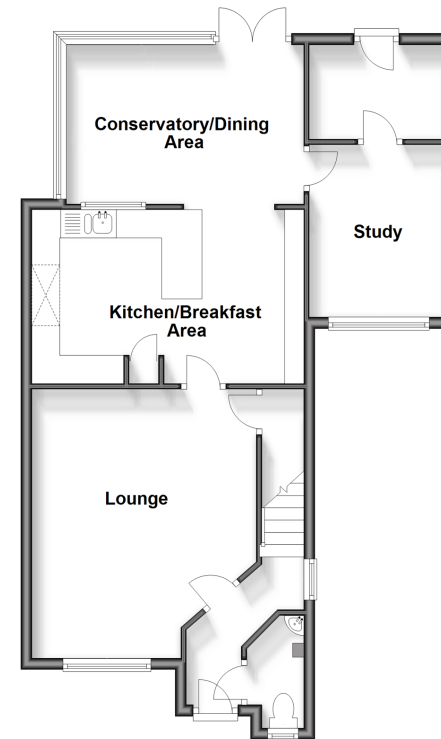
FIRST FLOOR

Landing
 Bedroom 1: 10'1 x 9'1 (3.08m x 2.77m)
 En Suite Shower Room: 5'1 x 3'1 (1.55m x 0.94m)
 Bedroom 2: 9'1 x 9'0 (2.77m x 2.75m)
 Bedroom 3: 7'1 x 6'1 (2.16m x 1.86m)
 Bathroom: 6'0 x 5'1 (1.83m x 1.55m)

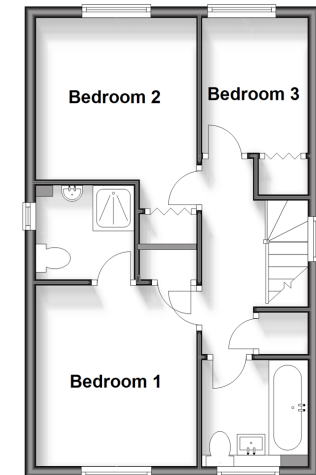
OUTSIDE

Garage and Driveway
 Front and Rear Gardens
 Shed

Ground Floor
 Approx. 65.4 sq. metres (704.3 sq. feet)



First Floor
 Approx. 38.4 sq. metres (413.5 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



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