



58 Roman Way, Boughton Monchelsea, ME17 4SH
Offers in excess of £230,000



****IDEAL FIRST TIME BUYERS HOME**AN EXTREMELY WELL PRESENTED 2 BEDROOM HOME SITUATED IN A POPULAR CUL-DE-SAC LOCATION ON A WELL ESTABLISHED DEVELOPMENT IN BOUGHTON MONCHELSEA**

This very well presented two bedroom home in a cul-de-sac location with low maintenance rear garden and allocated parking. The property offers an entrance hall, spacious lounge/diner, a modern kitchen and useful downstairs toilet on the ground floor. On the first floor there is recently fitted bathroom suite and two bedrooms with the main bedroom benefitting from five fitted wardrobes.

Whilst in a popular family residential estate with a range of local amenities closeby the property is also situated on the fringe of the open countryside. Maidstone, the County Town of Kent, is some 4 miles distance where a further wide range of shopping, educational, social and transport facilities can be found and there are also main line London stations for those wishing to commute. Page and Wells would recommend an internal viewing at your earliest convenience. Contact the Loose Office on 01622 746273.



To The Ground Floor

Entrance Hall

Door to front, laminate flooring, meter cupboard

Downstairs W/C

Comprising W/C, wash hand basin, extractor, radiator

Kitchen 10'6 x 5 (3.20m x 1.52m)

Modern fitted wall and base kitchen units with worksurfaces, inset sink with mixer tap and drainer, integrated electric oven with four burner gas hob and extractor chimney, space for fridge freezer, space and plumbing for washing machine, double glazed window to front, radiator

Lounge/Diner 15 x 12'3 (4.57m x 3.73m)

TV and telephone point, double glazed window and french doors to rear opening onto the garden, radiator

On The First Floor

Landing

Access to loft, radiator

Bedroom 1 10'3 x 8'12 (3.12m x 2.44m)

Double glazed window to front, radiator, fitted wardrobes TV point

Bedroom 2 12'3 x 9'3 (3.73m x 2.82m)

Double glazed window to front, radiator, airing cupboard

Bathroom 7'3 x 5'6 (2.21m x 1.68m)

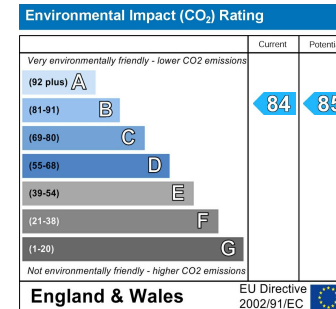
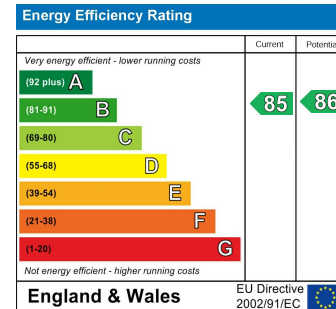
Recently fitted bathroom comprising panel bath with mixer taps and shower over bath with glass screen, wash hand basin with single taps, W/C, part tiled walls, radiator

Externally

The property benefits from allocated parking to the front. To the rear, there is a non overlooked garden which has been landscaped by the current owner and offers a section of patio to the immediate rear, an area of lawn and a section of decking which serves as a sun trap. There is rear access to the garden via a gate.

Viewing Arrangements

By Appointment Only. Call Page & Wells Loose Office on 01622 746273

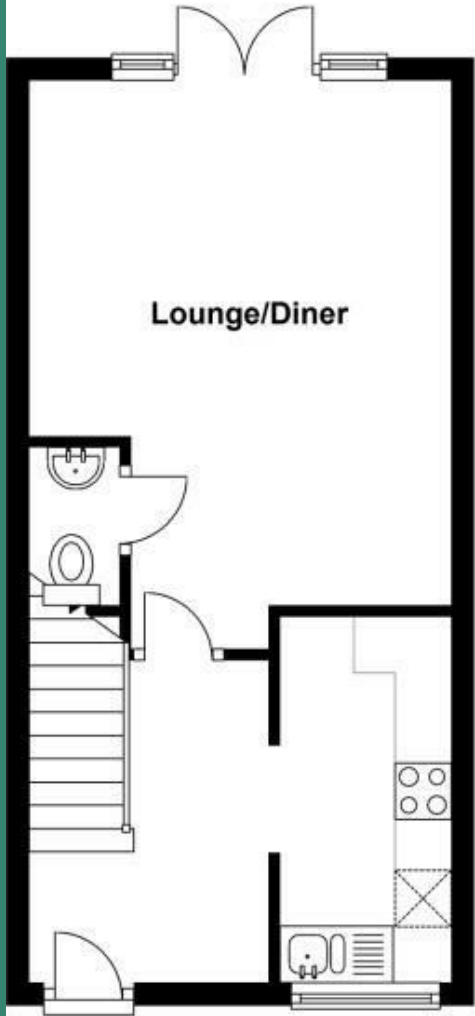


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Ground Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)

