



12 Ragstone
Fields,
Boughton
Monchelsea,
Maidstone,
Kent, ME17
4GF

Guide Price
£280,000



WOODS
ESTATE AGENTS



Introducing an incredible 2-bedroom home located in a popular location perfect for first time buyers or investors. Built in 2008, this property is situated in a quiet cul-de-sac location just moments away from beautiful countryside walks.

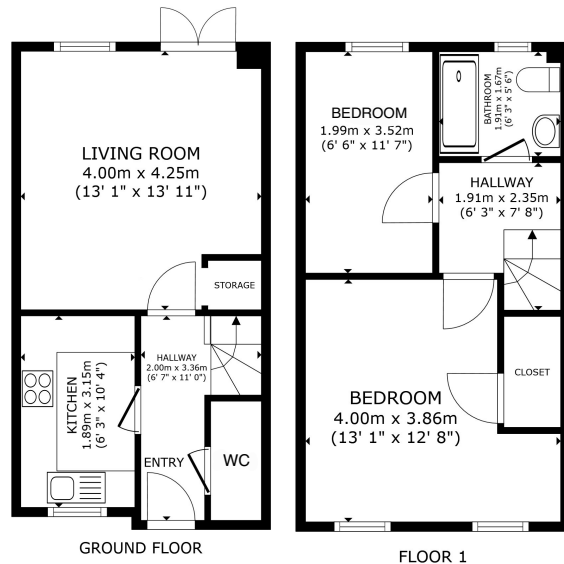
At the front of the house, there is a convenient driveway which provides off-road parking for one car. Entering the property, you will find the kitchen on the left-hand side; a functional and good-sized space with lots of storage, ideal for cooking. There is also a handy downstairs WC off the hallway, before entering the light-filled lounge at the rear of the property. With French doors out into the garden, the lounge offers the perfect space to relax after a long day at work. You will also find a built-in cupboard, helping with your storage needs! Upstairs, the master bedroom is positioned at the front of the house with two windows allowing in lots of natural light. There is a built-in cupboard in this room, however, there is ample space for extra storage if necessary. At the rear of the property, there is an additional bedroom and the main bathroom providing a convenient walk-in shower. Outside, there is a good-size lawn to the rear with patio ideal for summer evenings with friends and family.

If you enjoy weekend walks, then you have fields and woodland right on your doorstep. All the local amenities are within easy reach including doctors' surgery, pharmacy and hairdressers. Your nearest supermarket is approximately a 5-minute drive, with a local primary school rated "Good" by Ofsted in November 23.

Need to know...

- 2 Bedroom Mid-Terrace Home
- Approx. 649 square feet in total
- Quiet cul-de-sac location
- Countryside walks on your doorstep
- Good size garden with patio area
- Perfect for first time buyers or investors
- Walking distance to local amenities
- EPC Rating C
- Council Tax Band C
- Fibre To The Premise Broadband
- Good voice signal and data with O2 & good voice coverage with Vodafone





GROSS INTERNAL AREA
 GROUND FLOOR 30.4 m² (327 sq.ft.) FLOOR 1 29.9 m² (322 sq.ft.)
 TOTAL : 60.3 m² (649 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Interested?

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