



Boughton Lane, Maidstone, Kent, ME15 9QP

- 1930's extended semi detached
- Galley kitchen
- Modern first floor bathroom
- Detached garage
- Two receptions
- Ground floor W.C
- Large mature rear garden
- Driveway with electric car charging point

Guide Price £440,000 - £460,000

TENURE: FREEHOLD

HUNTERS
HERE TO GET *you* THERE

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GUIDE PRICE £440,000 - £460,000

Snuggled on the corner of the desirable Boughton Lane, this charming semi-detached house, built in the 1930's, offers a perfect blend of character and modern living. This extended property benefits from an entrance porch and two spacious reception rooms, the rear of which features double doors opening out onto the patio, bringing the garden into the home and providing ample space for both relaxation and entertaining. The cosy front reception boasting a log burner . The ground floor also features a convenient WC, enhancing the practicality of the home.



With three bedrooms, two being double ,this residence is ideal for families or those seeking extra space, there's also a modern fitted bathroom to the first floor landing, along with loft access ,housing the combination boiler.

The fully fitted galley kitchen, has a large range of wall and base units, with ample space for appliances and door into the garden.

One of the standout features of this property is the large mature rear garden, its incredibly private and boasts a huge array of shrubs, trees and a vegetable patch, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or summer barbecues. Additionally, the property offers a driveway with an electric car charging point and side vehicular access to the garage via double gates, a rare find in such a sought-after area.



This extended semi-detached house, with its blend of 1930s charm and modern conveniences, is a fantastic opportunity for anyone looking to settle in a vibrant community. With its proximity to local amenities and transport links, this home is not to be missed.

Services: Mains gas and electricity and mains drainage

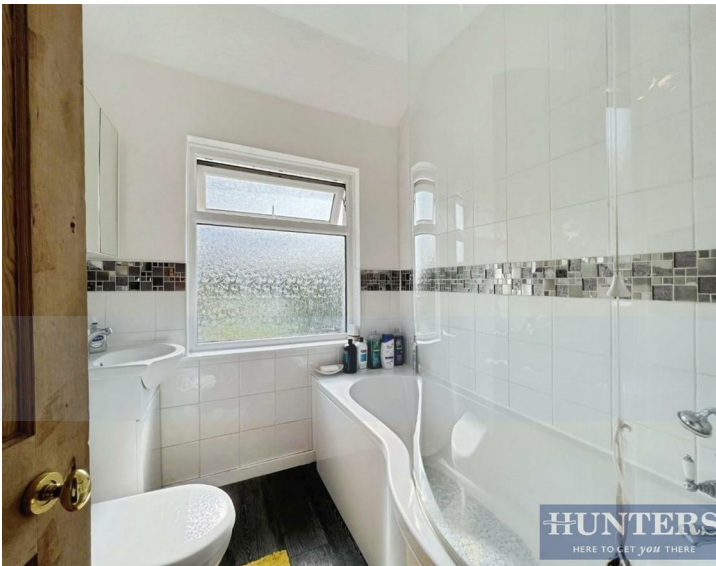
Flood Risk: Very low each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Broadband: Ultrafast broadband Max Download 1800 Mbps

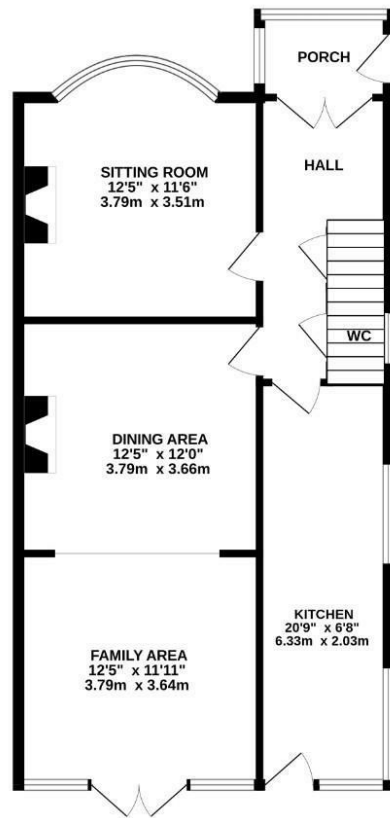
Superfast broadband Max Upload 1000 Mbps
(EPC to follow)



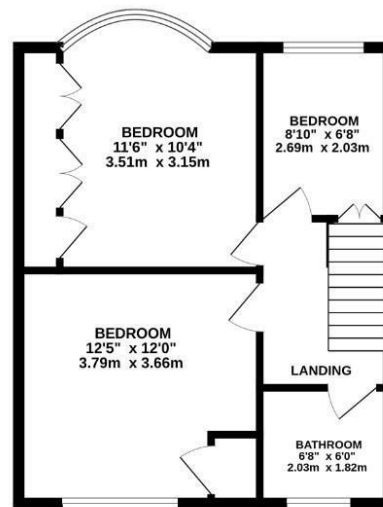
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.