



Denotes restricted head height

Approximate Area = 1349 sq ft / 125 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Total = 1400 sq ft / 130.1 sq m
 For identification only - Not to scale

Boarley Lane, Sandling, Maidstone, ME14

Guide Price £500,000
 EPC RATING: E

3 Abbey Court Cottages Boarley Lane, Sandling, ME14 3BU





GUIDE PRICE £500,000 - £550,000 - Beautifully Presented Semi Detached Cottage - Three Bedrooms
 Stunning Orangerie to Rear - Quality Fitted Kitchen - Separate Study / Guest Bedroom - Semi Rural Village Location - Exposed Beams and Period Fireplaces - Off Street Parking -
 Secluded Garden - Views over the Local Countryside - Great Transport Links

MATERIAL INFORMATION

Freehold
 Council Tax Band **D**
 EPC Report **E**



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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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