



Approximate Area = 888 sq ft / 82.5 sq m  
 Garages = 312 sq ft / 29 sq m  
 Total = 1200 sq ft / 111.5 sq m  
 For identification only - Not to scale

**Roman Way, Maidstone, ME17**

**44 Roman Way, Boughton Monchelsea, ME17 4SG**

**Offers Over £375,000  
 EPC RATING: C**





Nestled in the desirable area of Boughton Monchelsea, this modern semi-detached family home on Roman Way offers a perfect blend of comfort and convenience. Built in 2009, the property spans an impressive 1,200 square feet and is beautifully presented throughout, making it an ideal choice for families seeking a welcoming environment.

The home features three well-proportioned bedrooms, providing ample space for family living. The master bedroom benefits from an en-suite shower room, ensuring privacy and convenience. In addition, there is a family bathroom that caters to the needs of the household.

The ground floor comprises a spacious reception room, perfect for entertaining guests or enjoying family time. The layout is designed to maximise light and space, creating a warm and inviting atmosphere.

Outside, the property boasts a low-maintenance rear garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. Furthermore, the home includes the added benefit of two garages, providing ample storage and convenience.

### MATERIAL INFORMATION

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



• Three Bedroom Semi-Detached Family Home • Family Bathroom • En-Suite Shower Room & Downstairs WC • Close To Shops & Local Amenities • Beautifully Presented Throughout • Low Maintenance Rear Garden • Two Garages • Sought After Boughton Monchelsea Location

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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