

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Simon Miller & Company. REF: 1215704



The Quarries, Boughton Monchelsea, Maidstone, ME17

81 The Quarries, Maidstone, ME17 4NJ

Guide Price £425,000  
 EPC RATING: D







Nestled in the charming village of Boughton Monchelsea, Maidstone, this delightful three-bedroom detached bungalow offers a wonderful opportunity for those seeking a spacious and comfortable home. Built between 1960 and 1969, the property boasts a timeless appeal and is presented to the market chain free, making it an ideal choice for a swift move.

One of the standout features of this property is the lovely conservatory, which floods the home with natural light and offers a serene space to enjoy the picturesque views of the large landscaped rear garden. This outdoor area is a true gem, providing a tranquil retreat for gardening enthusiasts or those who simply wish to unwind in a peaceful setting.

For those with vehicles, the property includes parking for up to three cars, along with a garage for additional storage or workshop space. The potential to extend and remodel the bungalow, subject to obtaining the necessary planning permissions, presents an exciting opportunity for buyers looking to personalise their new home.

Situated in a pretty village location, this bungalow combines the best of rural living with convenient access to local amenities. Whether you are a first-time buyer, a family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this charming bungalow your own.

## MATERIAL INFORMATION

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



• GUIDE PRICE £425,000 - £450,000 • Three Bedroom Detached Bungalow • Spacious Accommodation Throughout • Conservatory • Garage & Off Street Parking For Several Vehicles • Large Landscaped Rear Garden With Seperate Workshop • Pretty Village Location • Potential To Extend And Remodel Subject To Planning Permission Being Obtainable • **CHAIN FREE**

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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