



JOY WOOD
LEADING TO
LOCKHAM FARM AVENUE
PETERLANDS
BOOKINS CLOSE
FOSTER CLARKE DRIVE
MORRIS CLOSE
HARLING CLOSE
BROOKER CLOSE
LEADING TO
BRISHING LANE

JOYWOOD

Joywood

Maidstone ME17 4JY

£410,000



COUNTRY HOMES

Maidstone ME17 4JY

Nestled in the charming area of Joy Wood, Boughton Monchelsea, Maidstone, this delightful detached house offers a perfect blend of comfort and modern living. Built in 2000, the property boasts a generous 1,259 square feet of well-designed space, making it an ideal family home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms, ensuring ample space for family members or guests. With a modern bathroom, which has been renovated to provide convenience, meaning morning routines are a breeze.

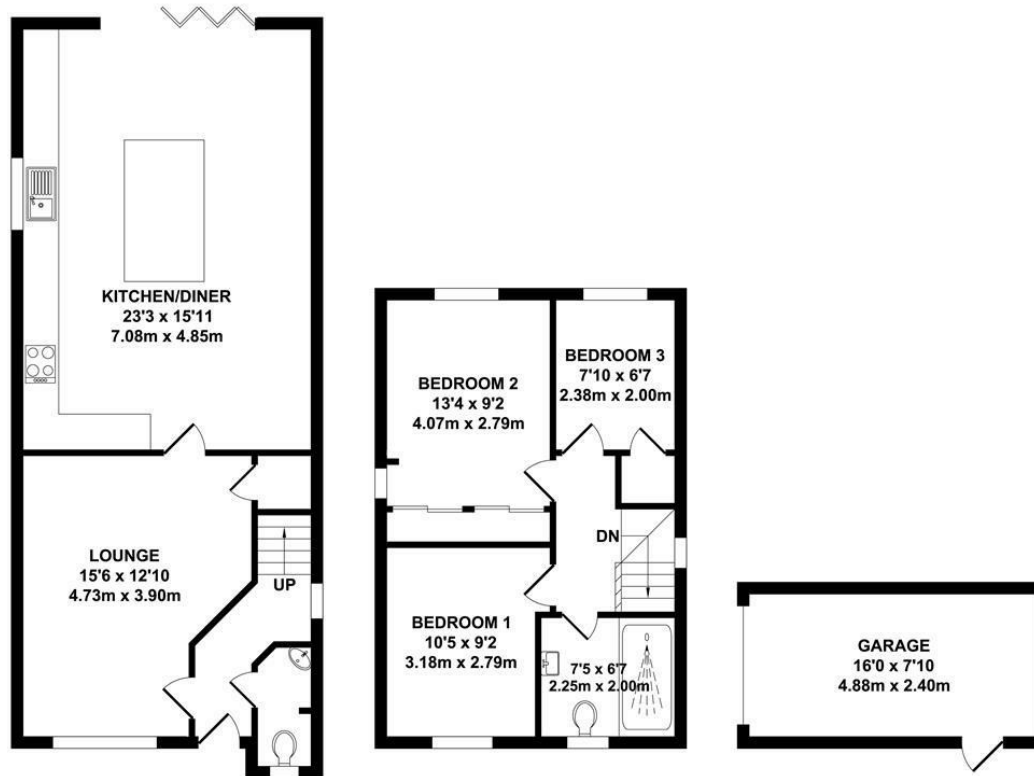
The heart of the home is undoubtedly the extended kitchen, which offers a contemporary space for culinary enthusiasts. This area is perfect for family gatherings or casual dining, allowing for a seamless flow between cooking and socialising.

Outside, the property is complemented by two single driveways, 1 to the front of the property, and 1 to the rear which is where the single garage is located, providing ample parking for residents and visitors alike. Additionally, the single garage offers further storage options or the potential for a workshop.

This lovely home in Boughton Monchelsea is not just a property; it is a place where memories can be made. With its modern amenities and thoughtful layout, it is sure to appeal to those seeking a comfortable and stylish living environment. Do not miss the opportunity to make this charming house your new home.

- Detached 3 Bedroom Home
- Single Garage
- 2 Single Driveways to front & rear of Property
- Ideal for Families or First Time Buyers
- Popular Location
- No Estate Charges
- Extended large open plan Kitchen/Diner
- Viewing highly recommended





GROUND FLOOR
 APPROX. FLOOR AREA
 627 SQ.FT.
 (58.21 SQ.M.)

FIRST FLOOR
 APPROX. FLOOR AREA
 384 SQ.FT.
 (35.65 SQ.M.)

OUTBUILDING
 APPROX. FLOOR AREA
 126 SQ.FT.
 (11.71 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.57 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C	74	78
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

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Location Map

Tenure: Freehold

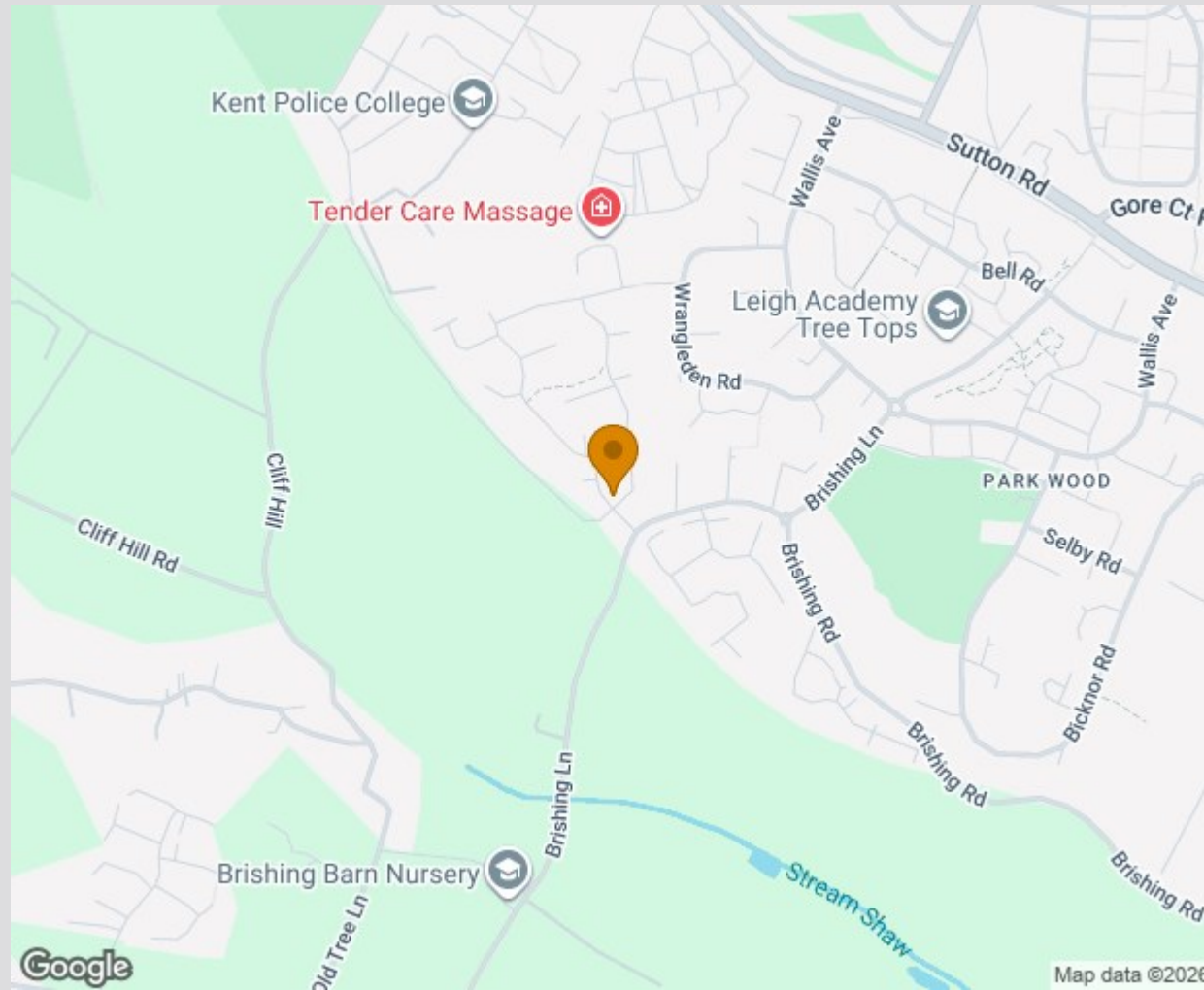
Council tax band: E

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agent's note

Please note in accordance with the Estate Agents Act 1979, the owner of this property is a relative or associate of a member of Country Homes staff.



TO VIEW CONTACT: 01622 94 22 22 allington@khp.me

www.khp.me



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