



Price
£325,000

Freehold

3x  1x  1x 

**Hedgers Way,
Kingsnorth, Ashford,
Kent, TN23**

OVER 60?

Secure this property
for up to **59% less!**



Video Tour available

Wards
Helping you move forwards



Main features

- Worcester Bosch boiler installed in 2017 and serviced annually
- Laminate flooring in the lounge and carpet on the stairs fitted in 2021
- Low maintenance gravelled front and rear gardens
- Garage and allocated parking
- Excellent living space split across three floors with bedroom 1 benefiting from an en-suite shower room

Accommodation

GROUND FLOOR

Entrance Hall
 Kitchen: 10'5 (3.18m) x 9'3 (2.82m) narrowing to 5'11 (1.80m)
 Cloakroom
 Lounge: 17'2 x 13'7 (5.24m x 4.14m)
 Conservatory: 11'2 x 7'8 (3.41m x 2.34m)

FIRST FLOOR

Landing
 Bedroom 2: 11'5 x 10'9 (3.48m x 3.28m)
 Bathroom
 Bedroom 3: 13'4 (4.07m) x 7'3 (2.21m) narrowing to 5'11 (1.80m)

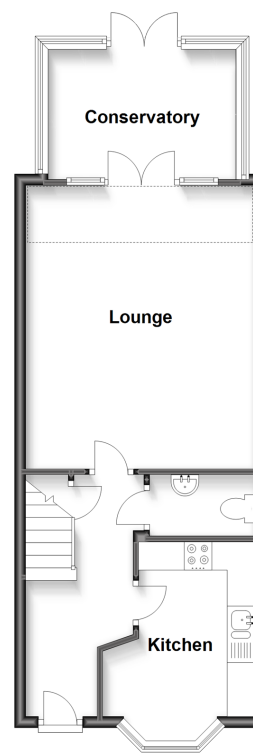
SECOND FLOOR

Landing
 Bedroom 1: 19'0 x 9'11 (5.80m x 3.02m) narrowing to 11'0 x 5'1 (3.36m x 1.55m)
 Dressing Area
 En-Suite Shower Room

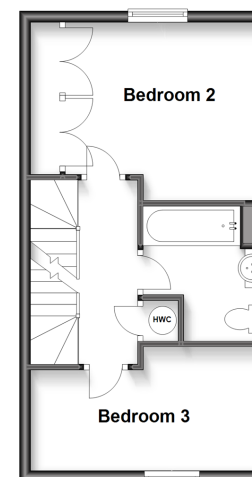
OUTSIDE

Front & Rear Gardens
 Garage & 2 Parking Spaces

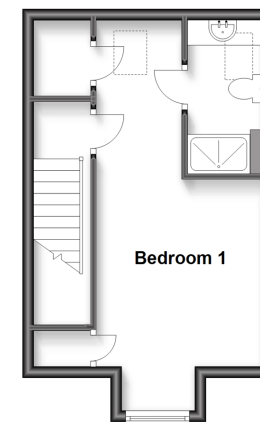
Ground Floor
 Approx. 47.5 sq. metres (511.0 sq. feet)



First Floor
 Approx. 33.3 sq. metres (358.0 sq. feet)



Second Floor
 Approx. 26.6 sq. metres (285.8 sq. feet)



Call Ashford - 01233 639531 ■ wardsof Kent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale