



**OVER 60?**

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

**Price**

**£750,000**

**Freehold**

4x  2x  2x 

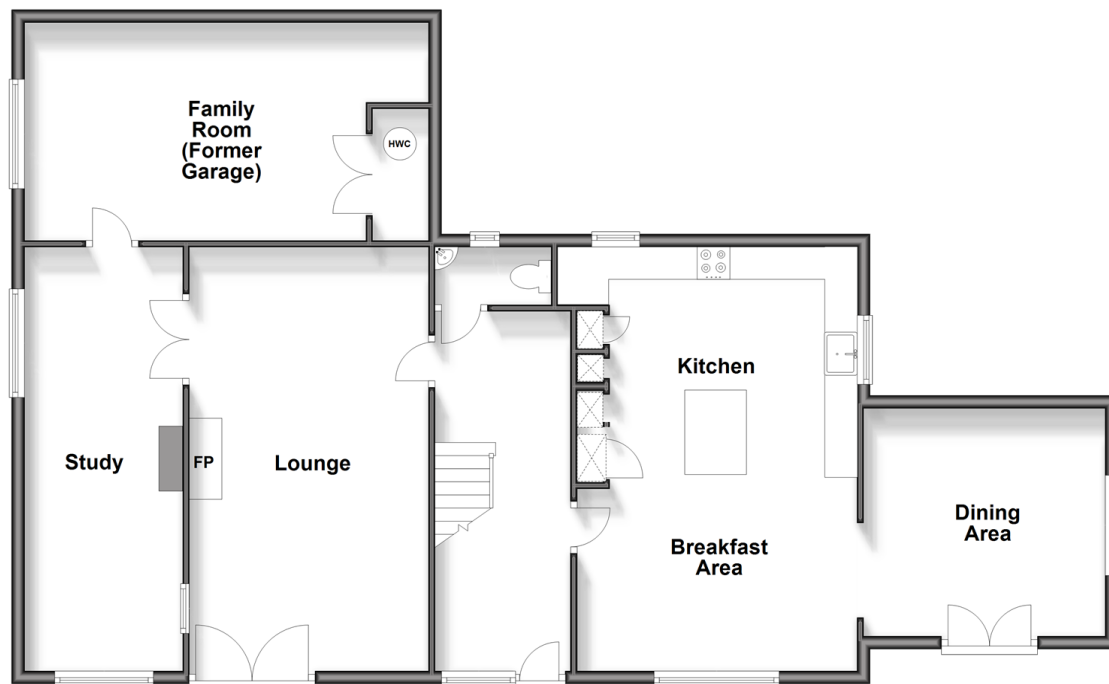
**Canterbury Road,  
Ashford, Kent, TN24**

*Wards*  
Helping you move forwards



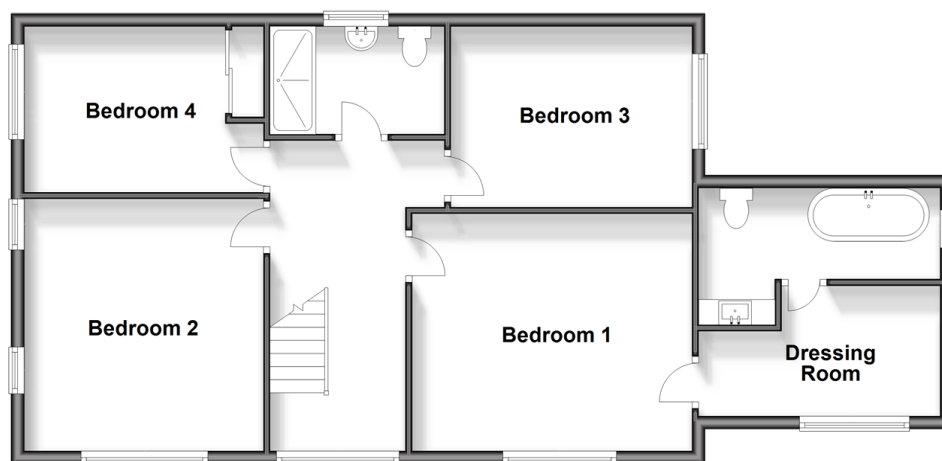
## Ground Floor

Approx. 118.1 sq. metres (1271.5 sq. feet)



## First Floor

Approx. 77.3 sq. metres (832.2 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 21'9 x 12'0 (6.63m x 3.66m)

Study: 21'7 x 7'6 (6.58m x 2.29m)

Family Room (Former Garage): 17'3 x 11'0 (5.26m x 3.36m)

Kitchen/Breakfast Area: 21'9 x 14'3 (6.63m x 4.35m)

Dining Area: 11'9 x 11'1 (3.58m x 3.38m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 11'9 (4.27m x 3.58m)

Dressing Room: 11'9 x 6'2 (3.58m x 1.88m)

En-Suite Bathroom: 11'8 x 4'3 (3.56m x 1.30m)

Bedroom 2: 12'7 x 12'0 (3.84m x 3.66m)

Bedroom 3: 12'1 x 9'4 (3.69m x 2.85m)

Bedroom 4: 11'9 x 8'8 (3.58m x 2.64m)

Shower Room: 8'7 x 5'5 (2.62m x 1.65m)

### OUTSIDE

Front and Rear Gardens

Driveway

Double Garage



## Main features

- Chain free
- All bedrooms are double in size
- Air source heat pump with solar panels installed
- Short walk to the town centre and Ashford International station
- Large family home with double garage in a private road



### Nearest Schools

Primary Schools: St Teresa's Catholic Primary, Ashford 0.3 miles, Ashford, St Mary's C of E Primary 0.3 miles, Victoria Road Primary 0.5 miles. Secondary Schools: Ashford School 0.3 miles, Highworth Grammar School for Girls 0.4 miles.



### Transport Information

Train Stations: Ashford International 0.6 miles, Wye 3.2 miles, Charing 5.2 miles



### Address

Canterbury Road, Ashford, Kent, TN24



### Directions

For directions to this property please contact us.





Call Ashford Branch 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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