



**Price**  
**£250,000**

**Freehold**

3x  1x  2x 

**Upper Denmark Road,  
Ashford, Kent, TN23**

**OVER 60?**

You could get up to  
**59% off** the price!\*

*Wards*  
Helping you move forwards





## Main features

- Parking to the rear with access to the good sized garden
- Chain-free
- Close proximity to Ashford International train station
- Open plan living downstairs
- A useable loft room accessible from Bedroom 1

## Accommodation

### GROUND FLOOR

#### Porch

**Lounge:** 14'8 x 11'6 (4.47m x 3.51m)

**Dining Area:** 10'10 x 10'9 (3.30m x 3.28m)

**Kitchen:** 12'1 x 8'2 (3.69m x 2.49m)

#### Wet Room

### FIRST FLOOR

#### Landing

**Bedroom 1:** 14'8 x 10'11 (4.47m x 3.33m)

**Bedroom 2:** 11'1 x 9'6 (3.38m x 2.90m)

**Bedroom 3:** 8'9 x 8'7 (2.67m x 2.62m)

### SECOND FLOOR

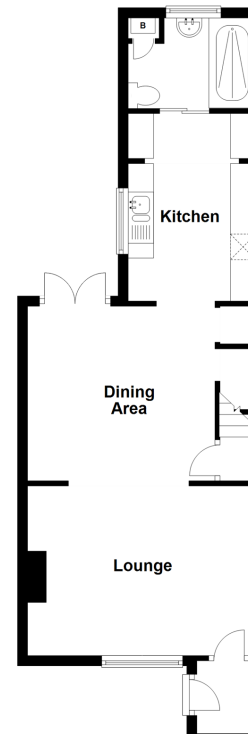
#### Loft Room

### OUTSIDE

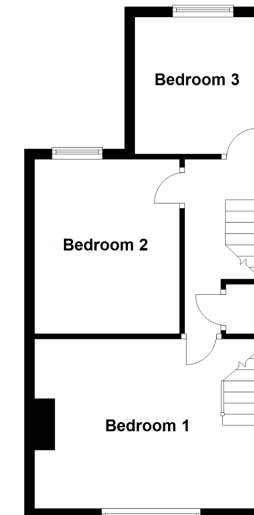
**Garden to Front and Rear**

**Parking to the Rear**

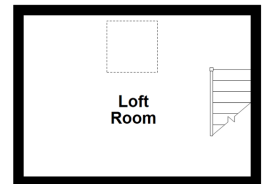
**Ground Floor**  
Approx. 46.5 sq. metres (500.8 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.8 sq. feet)



**Second Floor**  
Approx. 14.1 sq. metres (152.2 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

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



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