



**OVER 60?**

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

**Price**

**£360,000**

**Freehold**

3x  2x  1x 

**Smithy Drive,  
Kingsnorth, Ashford,  
Kent, TN23**

*Wards*  
Helping you move forwards





## Main features

- **Garage with ample parking**
- **Excellent landscaped garden**
- **Stunning modern kitchen/diner**
- **Sought after location with access to motorways and train station**
- **Situated in a quiet cul-de-sac looking out over greenery**



### Nearest Schools

Primary Schools: Furley Park Primary 0.8 miles, Kingsnorth C of E Primary 1.3 miles, Linden Grove Primary 1.6 miles. Secondary Schools: John Wallis C of E Academy, Ashford 1.3 miles, The Wyvern School (Buxford) 3.1 miles, Caldecott Foundation School 3.3 miles.



### Transport Information

Train Stations: Ashford International 2.6 miles, Ham Street 5.0 miles, Charing 7.0 miles

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 18'7 x 14'7 (5.67m x 4.45m)

Kitchen/Diner: 14'7 x 10'2 (4.45m x 3.10m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 10'11 (3.69m x 3.33m)

En-Suite Shower Room

Bedroom 2: 12'2 x 8'0 (3.71m x 2.44m)

Bedroom 3: 10'0 x 6'7 (3.05m x 2.01m)

Bathroom

### OUTSIDE

Front & Rear Gardens

Garage & Driveway

**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
- 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



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