



**Guide Price**  
**£375,000**

**Freehold**

3x  2x  1x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards



### Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)

## Main features

- **Benefitting from a garage and off-road parking**
- **Immaculately presented, turn key ready**
- **Spacious bedrooms throughout the property**
- **Versatile converted garage with roller door**
- **Great location with amenities and schools on your doorstep**

## Accommodation

### GROUND FLOOR

Hallway  
 Kitchen: 10'5 x 9'3 (3.18m x 2.82m)  
 Cloakroom  
 Lounge: 17'2 x 13'7 (5.24m x 4.14m)

### FIRST FLOOR

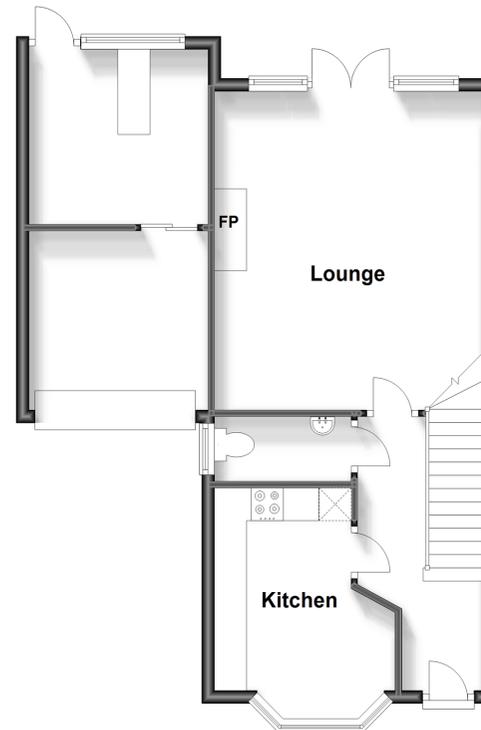
Landing  
 Bedroom 2: 11'5 x 10'9 (3.48m x 3.28m)  
 Bathroom  
 Bedroom 3: 13'4 x 7'3 (4.07m x 2.21m)

### SECOND FLOOR

Landing  
 Bedroom 1: 19'0 x 9'11 (5.80m x 3.02m)  
 En-Suite Shower Room

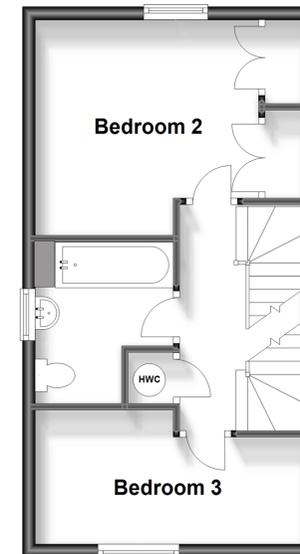
### OUTSIDE

Front & Rear Gardens  
 Garage & Driveway



### First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



### Second Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Call Ashford - 01233 639531 ■ [wardsof Kent.co.uk](http://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



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