



**Price**  
**£240,000**

**Freehold**

3x  1x  1x 

**Crownfield Road,  
Ashford, Kent, TN23**

*Wards*  
Helping you move forwards



## Main features

- Chain free
- Ideal opportunity
- Driveway and garage
- Located in a cul-de-sac position with ample parking and with talking distance and amenities
- Proximity to amazing transport links and competitive schools

## Accommodation

### GROUND FLOOR

Hallway  
 Study (Former Utility Room): 8'0 x 7'5 (2.44m x 2.26m)  
 Separate Toilet

### FIRST FLOOR

Landing  
 Kitchen/Lounge: 28'8 x 11'7 (8.74m x 3.53m)

### SECOND FLOOR

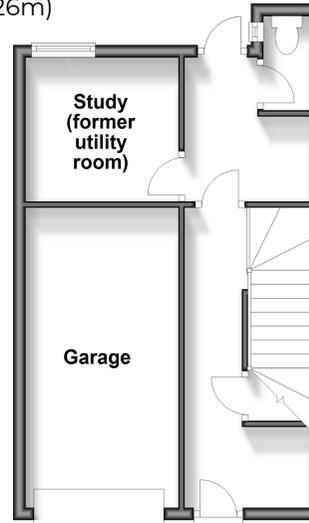
Landing  
 Bedroom 1: 13'2 x 8'6 (4.02m x 2.59m)  
 Bedroom 2: 13'0 x 8'7 (3.97m x 2.62m)  
 Bedroom 3: 10'3 x 6'1 (3.13m x 1.86m)  
 Bathroom

### OUTSIDE

Rear Garden  
 Integral Garage & Driveway

### Ground Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



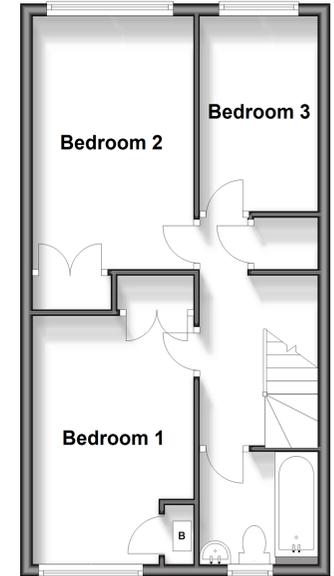
### First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



### Second Floor

Approx. 40.8 sq. metres (438.7 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

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



12242457/20240122/JJ/CF