



**OVER 60?**

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

**Price**  
**£575,000**

**Freehold**

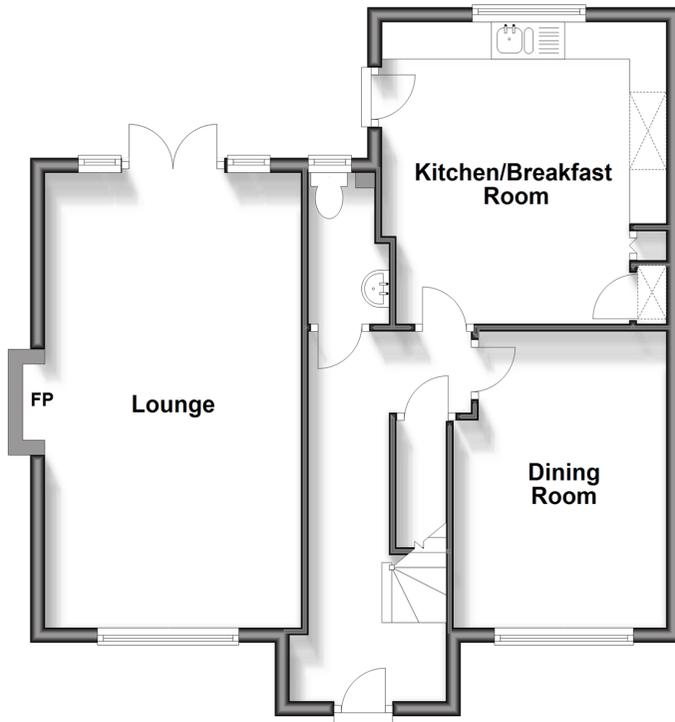
5x  4x  2x 

**Heartwood Drive,  
Ashford, Kent, TN23**

*Wards*  
Helping you move forwards

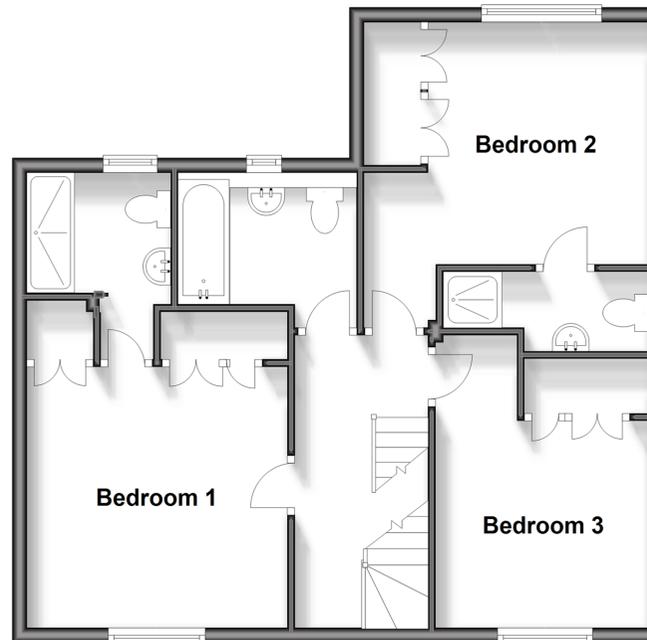
## Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



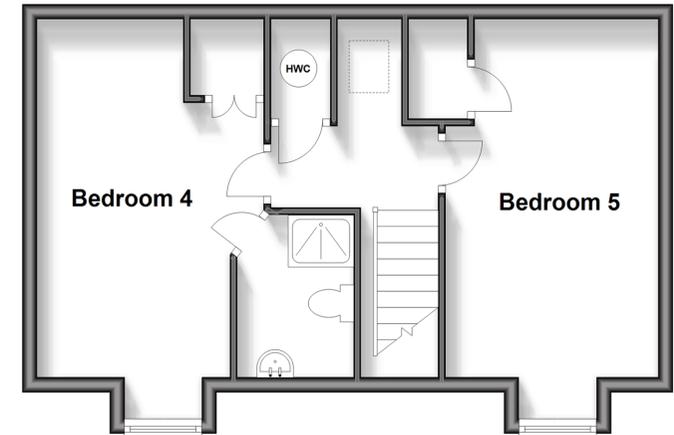
## First Floor

Approx. 59.9 sq. metres (644.2 sq. feet)



## Second Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 19'5 x 11'5 (5.92m x 3.48m)  
Cloakroom  
Dining Room: 12'6 x 9'5 (3.81m x 2.87m)  
Kitchen/Breakfast Room: 13'3 x 12'7 (4.04m x 3.84m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'9 x 11'1 (3.58m x 3.38m)  
En-Suite Shower Room  
Bathroom  
Bedroom 2: 15'7 x 9'7 (4.75m x 2.92m)  
En-Suite Shower Room  
Bedroom 3: 15'4 x 8'6 (4.68m x 2.59m)

### SECOND FLOOR

Bedroom 4: 10'6 x 10'5 (3.20m x 3.18m)  
En-Suite Shower Room  
Bedroom 5: 9'6 x 9'3 (2.90m x 2.82m)

### OUTSIDE

Front & Rear Gardens  
Double Garage  
Driveway



## Main features

- Double garage and driveway
- Large rear garden
- Quiet cul-de-sac location
- Large double bedrooms with three of them benefiting from en-suite facilities
- Close to great schools, transport links and amenities



### Nearest Schools

Primary Schools: Godinton Primary 0.2 miles, Ashford, St Mary's C of E Primary 0.8 miles, St Teresa's Catholic Primary, Ashford 0.9 miles

Secondary Schools: The Wyvern School (Buxford) 0.6



### Transport Information

Train Stations: Ashford International 1.4 miles, Wye 4.1 miles, Pluckley 4.2 miles



### Address

Heartwood Drive, Ashford, Kent, TN23



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

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.

EPC RATING	CURRENT:	POTENTIAL:

12242571/20240323/JW/RB