



**Price**  
**£465,000**

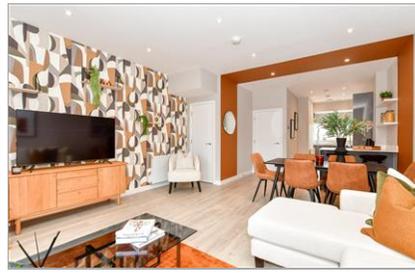
**Freehold**

3x  2x  1x 

**The Marlowe,  
Chilmington Lakes,  
Great Chart, Ashford,  
Kent, TN23**



*Wards*  
Helping you move forwards



## Main features

- Bespoke, fitted kitchen with integrated Bosch appliances
- Our own state-of-the-art schools, including Chilmington Green Primary School which opened in 2021 and the Chilmington Green Secondary School, opening in 2025
- The development will boast an array of amenities, including a supermarket, restaurants, GP Surgeries, all opening in 2025
- Energy efficient 1420sqft home in a beautifully landscaped setting
- Super-fast fibre optic broadband

## Accommodation

### GROUND FLOOR

Hallway  
 Cloakroom  
 Living/Dining Area/Kitchen: 34'9 x 14'9 (10.60m x 4.50m)

### FIRST FLOOR

Landing  
 Bedroom 2: 14'9 x 12'11 (4.50m x 3.94m)  
 Bathroom  
 Bedroom 3: 14'9 x 8'5 (4.50m x 2.57m)

### SECOND FLOOR

Landing  
 Main Bedroom: 25'8 x 14'9 (7.83m x 4.50m)  
 En-Suite Shower Room

### OUTSIDE

Front & Rear Gardens  
 Off-Road Parking



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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