



**Price**

**£470,000**

**Freehold**

3x  2x  1x 

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



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Helping you move forwards



## Main features

- Bespoke, fitted kitchen with integrated Bosch appliances
- High Specification throughout
- 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 1371sqft home in a beautifully landscaped setting

## Accommodation

### GROUND FLOOR

Hallway  
 Cloakroom  
 Kitchen: 13'3 x 7'5 (4.04m x 2.26m)  
 Living/Dining Area: 19'11 x 14'9 (6.07m x 4.50m)

### FIRST FLOOR

Landing  
 Bedroom 2: 14'9 x 12'4 (4.50m x 3.76m)  
 Bathroom  
 Bedroom 3: 14'9 x 7'9 (4.50m x 2.36m)

### SECOND FLOOR

Main Bedroom: 24'7 x 14'9 (7.50m x 4.50m)  
 En-Suite Shower Room

### OUTSIDE

Front & Rear Gardens  
 Car Port & Off Road Parking



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