



OVER 60?

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

Price

£475,000

Freehold

4x  2x  1x 

**Grace Villa, Canterbury
Road, Ashford, Ashford,
Kent, TN25**

Wards
Helping you move forwards



Main features

- Large family home
- Offered for sale chain free
- Large rear garden with sunny aspect
- Conservatory with under floor heating
- Integral garage and driveway for up to 5 cars

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 22'4 x 10'9 (6.81m x 3.28m)

Conservatory: 12'5 x 6'8 (3.79m x 2.03m)

Kitchen/Dining Area: (L-shaped) 17'7 x 15'4 (5.36m x 4.68m) plus 8'5 x 8'5 (2.57m x 2.57m)

Utility Room : 6'4 x 6'2 (1.93m x 1.88m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'8 x 8'9 (3.56m x 2.67m)

Bedroom 2: 10'6 x 8'2 (3.20m x 2.49m)

Bedroom 3: 11'5 x 6'9 (3.48m x 2.06m)

Bathroom

Shower Room

SECOND FLOOR

Bedroom 4: 12'4 x 11'3 (3.76m x 3.43m)

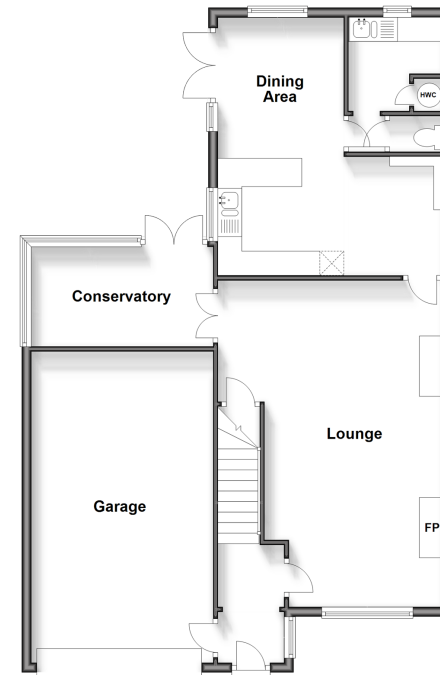
OUTSIDE

Front & Rear Gardens

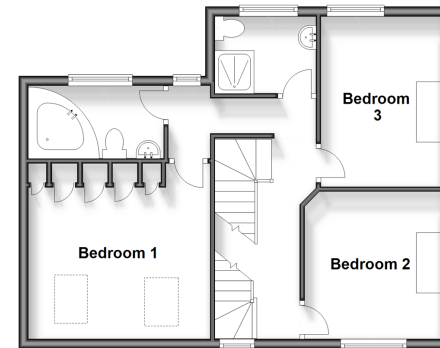
Integral Garage

Driveway

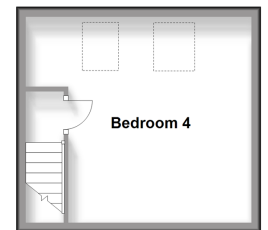
Ground Floor
Approx. 92.6 sq. metres (997.2 sq. feet)



First Floor
Approx. 51.9 sq. metres (558.4 sq. feet)



Second Floor
Approx. 20.1 sq. metres (216.0 sq. feet)



Call Ashford - 01233 639531 ■ 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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