



**Price**  
**£475,000**

**Freehold**

4x  2x  1x 

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

**OVER 60?**

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

*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

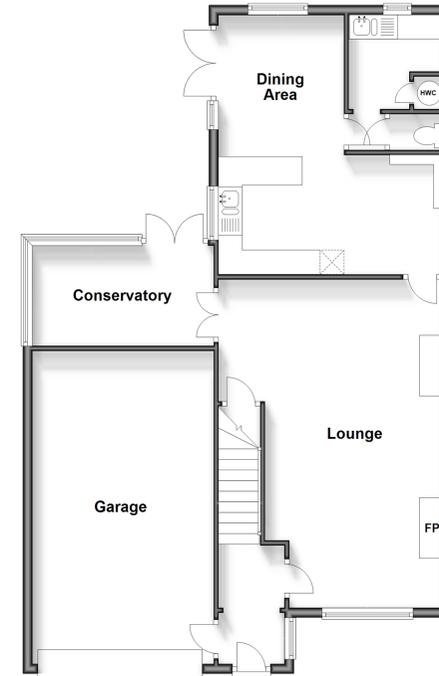
### SECOND FLOOR

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

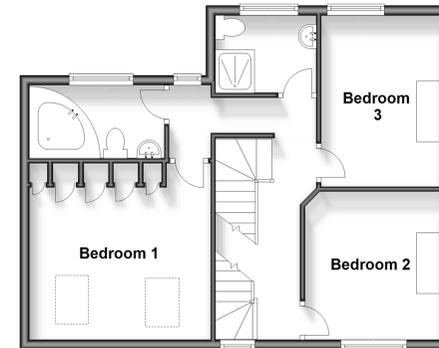
### OUTSIDE

Front & Rear Gardens  
 Integral Garage  
 Driveway

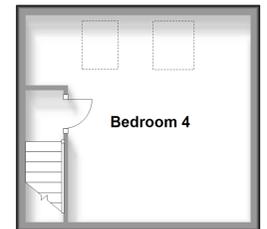
**Ground Floor**  
 Approx. 92.6 sq. metres (997.2 sq. feet)



**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](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
- 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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