



**OVER 60?**

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

**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Hedgerows, Ashford,  
Kent, TN23**

*Wards*  
Helping you move forwards



## Main features

- Private quiet cul-de-sac location
- Immaculately presented throughout
- Gas central heating and double glazing
- Conservatory
- Garage with electric door and driveway parking

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Lounge: 13'2 x 12'4 (4.02m x 3.76m)  
 Dining Area: 10'9 x 7'8 (3.28m x 2.34m)  
 Kitchen: 11'3 x 7'6 (3.43m x 2.29m)  
 Conservatory: 9'4 x 9'2 (2.85m x 2.80m)

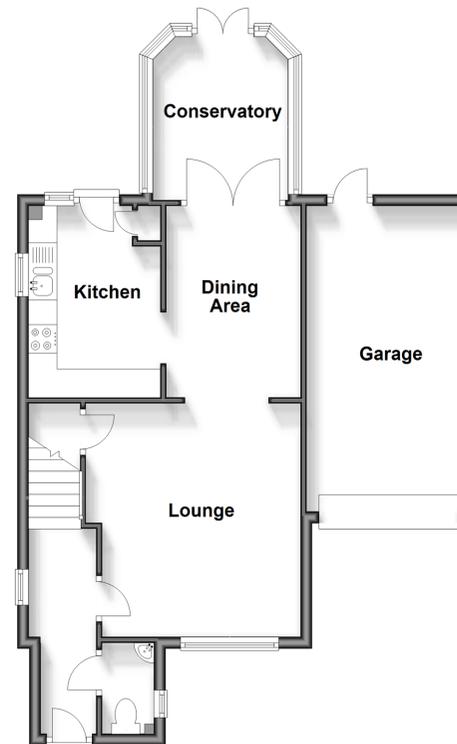
### FIRST FLOOR

Landing  
 Bedroom 1: 12'8 x 9'0 (3.86m x 2.75m)  
 Bedroom 2: 11'1 x 8'8 (3.38m x 2.64m)  
 Bedroom 3: 9'6 x 6'5 (2.90m x 1.96m)  
 Shower Room

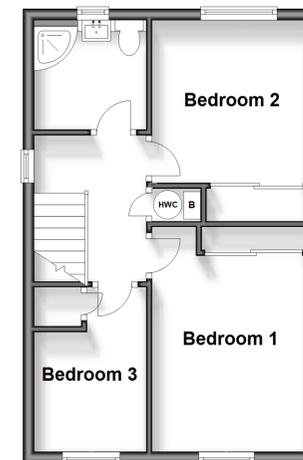
### OUTSIDE

Front & Rear Gardens  
 Garage  
 Driveway

**Ground Floor**  
 Approx. 61.8 sq. metres (665.7 sq. feet)



**First Floor**  
 Approx. 36.1 sq. metres (388.2 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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