



**Guide Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Silver Birch Road,  
Headcorn, Ashford,  
Kent, TN27**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented house
- Benefiting from years remaining on NHBC.
- Main bedroom with en-suite
- Off road, allocated parking for 2 cars
- Beautiful views of communal green spaces

## Accommodation

### GROUND FLOOR

Entrance  
Lounge Area: 15'10 x 11'3 (4.83m x 3.43m)  
Dining Area: 12'7 x 6'11 (3.84m x 2.11m)  
Kitchen: 10'2 x 8'2 (3.10m x 2.49m)

### FIRST FLOOR

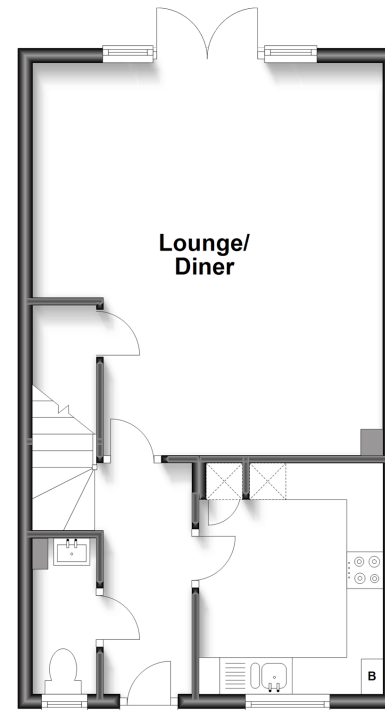
Landing  
Bedroom 1: 10'2 x 10'1 (3.10m x 3.08m)  
En-suite Shower Room  
Bedroom 2: 10'6 x 8'0 (3.20m x 2.44m)  
Bedroom 3: 10'0 x 7'6 (3.05m x 2.29m)  
Bathroom

### OUTSIDE

Front and Rear Gardens  
Parking For 2 Cars

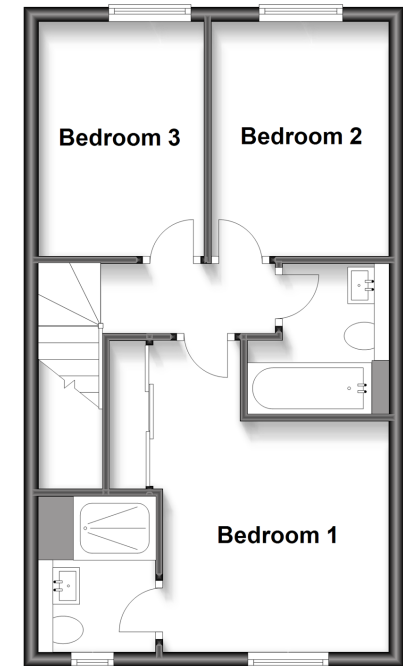
### Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



### First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Call Headcorn - 01622 890435 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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