



**Price**  
**£340,000**

**Freehold**

3x  1x  1x 

**St. Mary's Road,  
Sellindge, Ashford,  
Kent, TN25**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Excellent village location with several commuting links nearby
- New build in 2021 with an NHBC remaining until 2031
- Beautifully presented with neutral décor throughout
- Open-plan kitchen/diner
- Private rear garden, which widens to the rear of the garage

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'1 x 12'2 (4.30m x 3.71m)

Cloakroom

Kitchen: 15'6 x 9'5 (4.73m x 2.87m)

### FIRST FLOOR

Landing

Bedroom 1: 9'9 x 9'4 (2.97m x 2.85m)

En-Suite Shower Room

Bedroom 2: 10'7 x 8'7 (3.23m x 2.62m)

Bedroom 3: 11'8 x 6'7 (3.56m x 2.01m)

### OUTSIDE

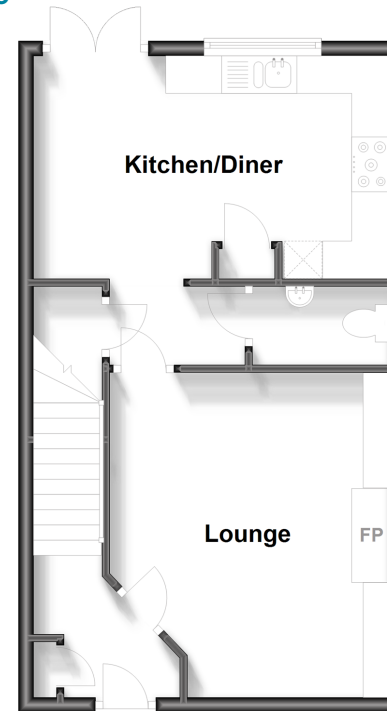
Front Patio

Rear Garden

Garage & Driveway

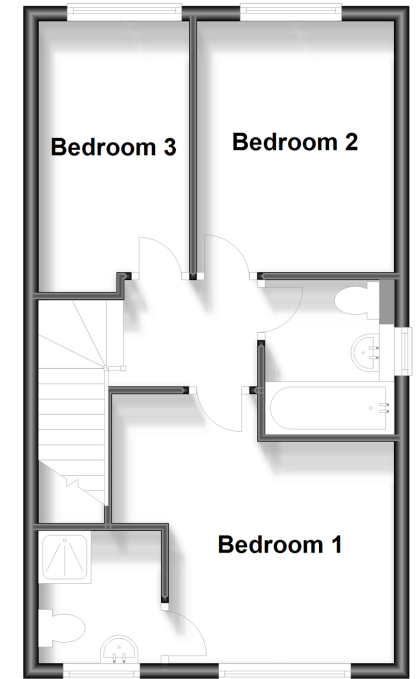
### Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



**Call Hythe - 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.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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