



**Price**  
**£235,000**

2x  1x  1x 

**Shirkoak Park,  
Woodchurch, Ashford,  
Kent, TN26**

*Wards*  
Helping you move forwards



## Main features

- Over 50s only
- Property benefits from a driveway
- Spacious and modern open plan kitchen/lounge/diner
- Popular development and surrounded by idyllic countryside
- Beautifully designed inside by a park home specialist



### Transport Information

Train Stations: Ham Street 6.0 miles, Pluckley 6.4 miles, Charing 7.9 miles

## Accommodation

### GROUND FLOOR

Hallway

Kitchen/Lounge/Diner: 26'9 x 11'9 (8.16m x 3.58m)

Utility Room: 7'5 x 5'5 (2.26m x 1.65m)

Bedroom 1 : 11'11 x 8'3 (3.63m x 2.52m)

Bedroom 2: 10'7 x 7'6 (3.23m x 2.29m)

Bathroom: 8'1 x 5'5 (2.47m x 1.65m)

### OUTSIDE

Driveway

Front Garden

Rear Garden

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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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