



**Guide Price**  
**£465,000**

**Freehold**

3x  1x  1x 

**Grace Villas, Canterbury  
Road, Brabourne Lees,  
Ashford, Kent, TN25**

*Wards*  
Helping you move forwards



## Main features

- Garage with driveway for approximately 10 cars
- Large landscaped rear garden
- All rooms are double in size
- Recently fitted kitchen
- Great sized lounge with wood burning stove

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Dining Area: 22'4 x 10'8 (6.81m x 3.25m)

Kitchen/Breakfast Area: 27'8 (8.44m) narrowing to 13'5 (4.09m) x 8'0 (2.44m)

Utility: 6'9 x 5'7 (2.06m x 1.70m)

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 10'7 (3.71m x 3.23m)

Bedroom 2: 16'6 x 11'7 (5.03m x 3.53m)

Bedroom 3: 11'7 x 11'4 (3.53m x 3.46m)

Shower Room

### SECOND FLOOR

Loft Room: 23'7 x 11'8 (7.19m x 3.56m)

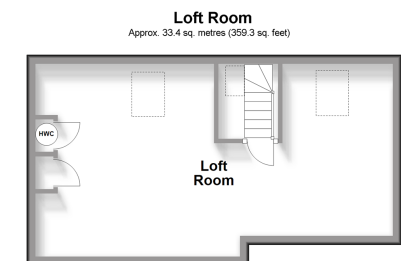
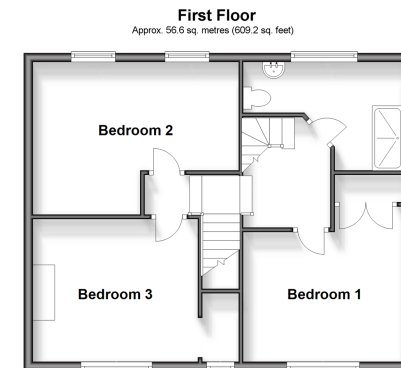
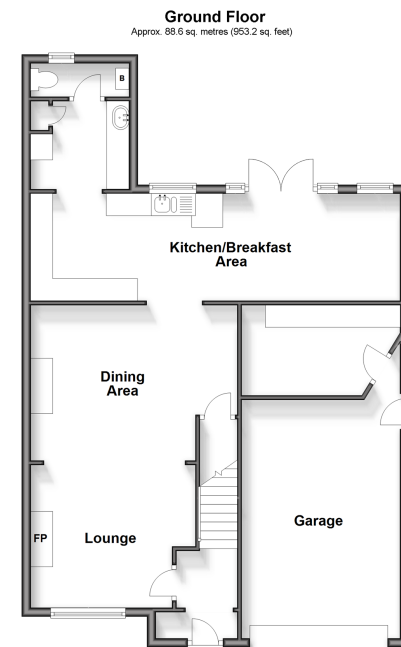
### OUTSIDE

Front & Rear Gardens

Garage & Driveway

**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



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