



**Price**  
**£450,000**

**Freehold**

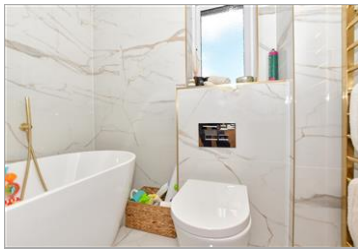
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**Sir John Killick Road,  
Ashford, Kent, TN23**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Driveway with carport
- Private landscaped rear garden
- Modern luxury design throughout
- Extension to the rear fitted with bi-fold doors and skylight
- All bedrooms are double in size with the main bedroom offering an en-suite shower room

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Dining Area: 17'9 x 10'0 (5.41m x 3.05m)  
 Lounge/Kitchen: 23'5 x 12'2 (7.14m x 3.71m)  
 Utility Room: 8'6 x 6'3 (2.59m x 1.91m)  
 Study: 9'11 x 6'6 (3.02m x 1.98m)  
 Cloakroom

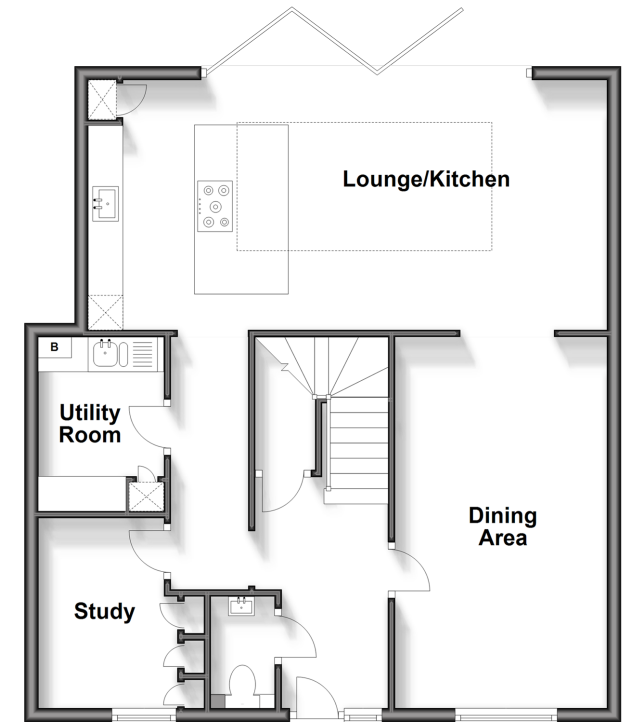
### FIRST FLOOR

Landing  
 Bedroom 1: 11'9 x 10'3 (3.58m x 3.13m)  
 En-Suite Shower Room: 10'4 x 5'9 (3.15m x 1.75m)  
 Bedroom 2: 9'8 x 9'5 (2.95m x 2.87m)  
 Bedroom 3: 9'0 x 8'11 (2.75m x 2.72m)  
 Bathroom: 6'6 x 5'5 (1.98m x 1.65m)

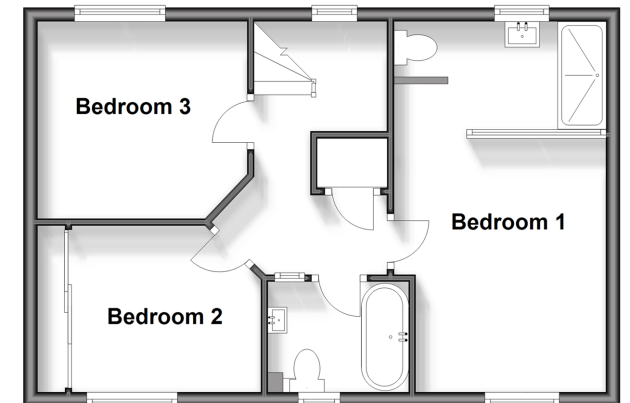
### OUTSIDE

Front & Rear Gardens  
 Car Port  
 Driveway

**Ground Floor**  
 Approx. 71.5 sq. metres (769.6 sq. feet)



**First Floor**  
 Approx. 43.8 sq. metres (471.6 sq. feet)



**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
- 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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