



**Price**  
**£285,000**

**Freehold**

2x  1x  1x 

**Culter Field, Singleton,  
Ashford, Kent, TN23**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Popular Singleton location with private rear garden
- Separate office space (Former Garage)
- Modern design throughout with conservatory area
- Garage with driveway parking
- Close by to school, amenities and transport links

## Accommodation

### GROUND FLOOR

- Porch
- Hallway
- Lounge: 14'0 x 12'0 (4.27m x 3.66m)
- Kitchen: 11'9 x 9'1 (3.58m x 2.77m)
- Conservatory Area: 18'4 (5.59m) x 16'7 (5.06m) narrowing to 8'2 (2.49m)
- Former Garage used as Office: 8'4 x 7'4 (2.54m x 2.24m)

### FIRST FLOOR

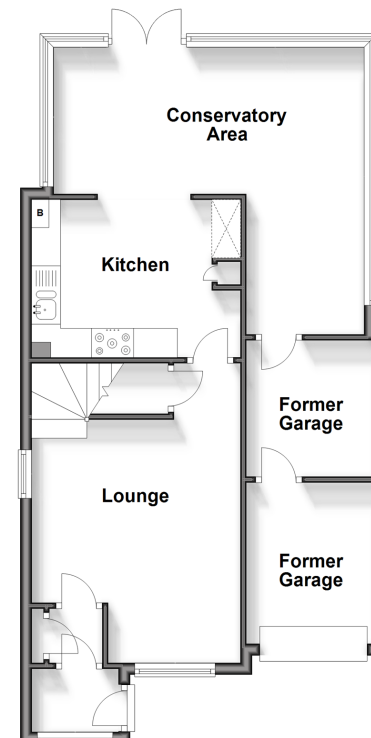
- Landing
- Bedroom 1: 9'8 x 9'5 (2.95m x 2.87m)
- Bedroom 2: 12'0 x 7'7 (3.66m x 2.31m)
- Bathroom

### OUTSIDE

- Rear Garden
- Garage & Off-Road Parking

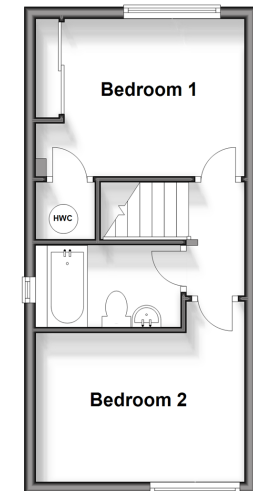
### Ground Floor

Approx. 62.0 sq. metres (667.9 sq. feet)



### First Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



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