



**OVER 60?**

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

**Price**

**£350,000**

**Freehold**

3x  1x  1x 

**Mendip, Ashford, Kent,  
TN24**

*Wards*  
Helping you move forwards





## Main features

- **Garage to the side with driveway parking**
- **Downstairs cloakroom**
- **Quiet cul-de-sac location conveniently located close to town centre**
- **Extended to the rear providing modern open plan kitchen/diner**
- **Fully powered summer house**

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 12'1 x 11'6 (3.69m x 3.51m)  
Kitchen: 16'0 x 9'8 (4.88m x 2.95m)  
Dining Area: 15'8 x 9'5 (4.78m x 2.87m)

### FIRST FLOOR

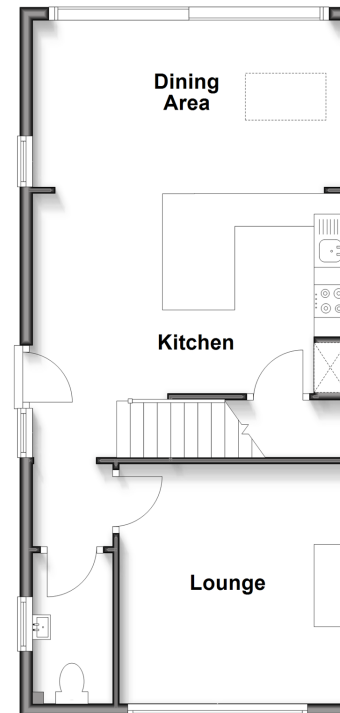
Landing  
Bedroom 1: 11'7 x 9'3 (3.53m x 2.82m)  
Bedroom 2: 11'7 x 9'8 (3.53m x 2.95m)  
Bedroom 3: 8'7 x 6'8 (2.62m x 2.03m)  
Shower Room: 6'7 x 6'5 (2.01m x 1.96m)

### OUTSIDE

Rear Garden  
Garage & Driveway

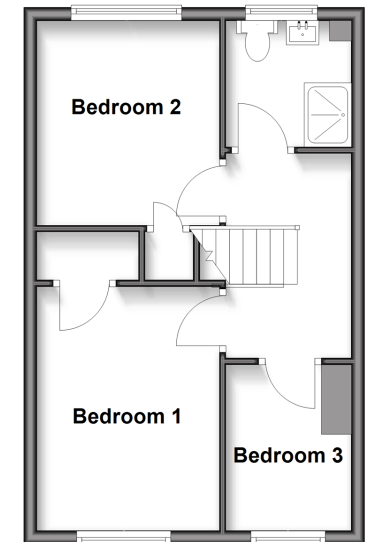
### Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



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

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.