



**Guide Price**  
**£325,000**

**Freehold**

5x  3x  1x 

**Billington Grove,  
Willesborough, Ashford,  
Kent, TN24**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Allocated parking**
- **Solar panels**
- **Versatile accommodation**
- **Downstairs cloakroom**
- **Close proximity to Ashford train station, town centre and schools**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Bedroom 5: 13'3 x 9'1 (4.04m x 2.77m)  
 Cloakroom  
 Kitchen/Diner: 16'6 x 15'7 (5.03m x 4.75m)

### FIRST FLOOR

Landing  
 Bedroom 2: 16'0 x 9'7 (4.88m x 2.92m)  
 Bathroom 1: 7'7 x 6'9 (2.31m x 2.06m)  
 Lounge: 16'5 x 13'6 (5.01m x 4.12m)

### SECOND FLOOR

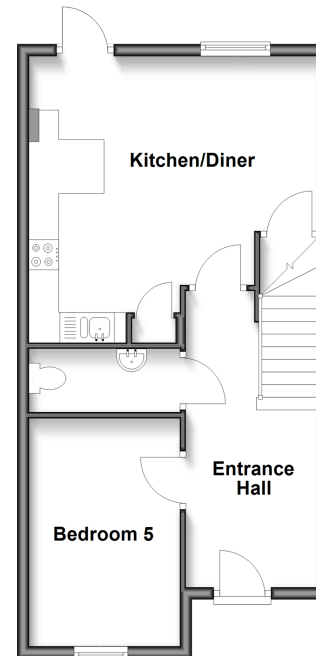
Landing  
 Bedroom 4: 10'3 x 7'2 (3.13m x 2.19m)  
 Bedroom 3: 10'6 x 9'3 (3.20m x 2.82m)  
 Bathroom 2: 7'8 x 5'6 (2.34m x 1.68m)  
 Bedroom 1: 14'7 x 13'7 (4.45m x 4.14m)  
 En-Suite Shower Room: 5'4 x 5'1 (1.63m x 1.55m)

### OUTSIDE

Allocated Parking  
 Front & Rear Gardens

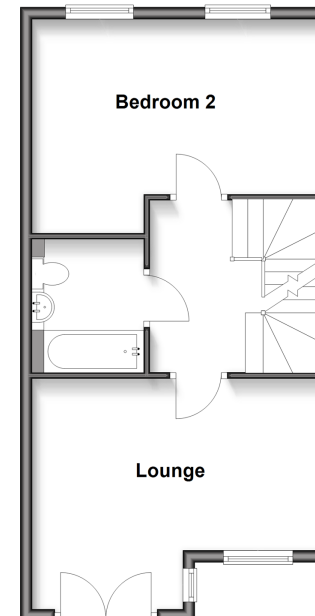
### Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



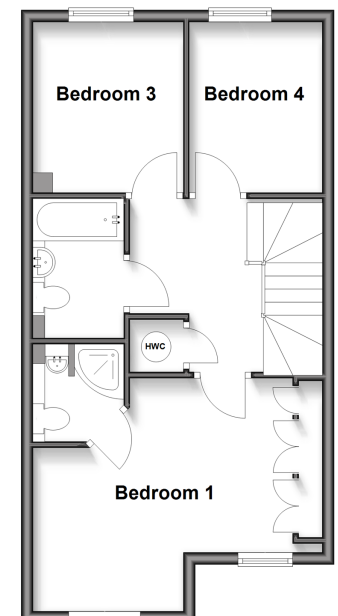
### First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



### Second Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



**Call Ashford - 01233 639531 ■ [wardsofkent.co.uk](http://wardsofkent.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 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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