



**OVER 60?**

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

**Price**

**£475,000**

**Freehold**

4x  2x  1x 

**Britannia Lane, Ashford,  
Kent, TN23**

*Wards*  
Helping you move forwards





## Main features

- Double garage with driveway parking
- Desirable Knights Park location
- En-Suite to the main bedroom
- Downstairs W.C
- Great sized sun trap rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 19'4 x 10'6 (5.90m x 3.20m)

Conservatory: 12'2 x 11'4 (3.71m x 3.46m)

Kitchen: 15'0 x 10'4 (4.58m x 3.15m)

Dining Room: 11'0 x 9'3 (3.36m x 2.82m)

### FIRST FLOOR

Landing

Bedroom 2: 13'4 x 8'6 (4.07m x 2.59m)

Bedroom 3: 10'4 x 8'3 (3.15m x 2.52m)

Bedroom 4: 8'1 x 7'2 (2.47m x 2.19m)

Bathroom : 7'4 x 7'0 (2.24m x 2.14m)

Bedroom 1: 13'0 x 8'5 (3.97m x 2.57m)

En-Suite: 5'2 x 4'4 (1.58m x 1.32m)

### OUTSIDE

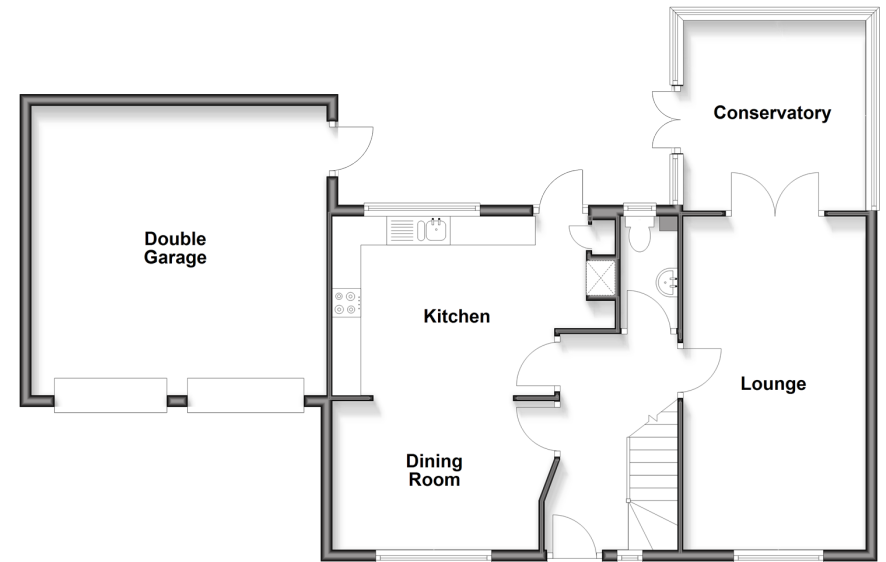
Garage: 16'9 x 16'9 (5.11m x 5.11m)

Rear Garden

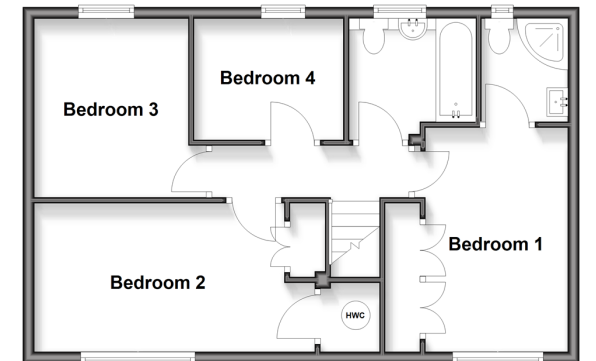
Shed 1: 9'2 x 8'6 (2.80m x 2.59m)

Shed 2 : 9'5 x 9'2 (2.87m x 2.80m)

**Ground Floor**  
Approx. 91.6 sq. metres (986.0 sq. feet)



**First Floor**  
Approx. 54.3 sq. metres (584.2 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 50% less, by purchasing a Lifetime Lease.



12243347/20250821/RB/RB