



**OVER 60?**

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

**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Samuel Peto Way,  
Willesborough, Ashford,  
Kent, TN24 0XQ**

*Wards*  
Helping you move forwards





## Main features

- **Allocated parking plus visitor parking**
- **Side access to the garden**
- **Downstairs cloakroom**
- **Accommodation laid out over three floors**
- **Within walking distance to Ashford train station and town centre**

## Accommodation

### GROUND FLOOR

Hallway  
Kitchen: 10'7 x 8'3 (3.23m x 2.52m)  
Cloakroom  
Lounge: 15'5 x 15'0 (4.70m x 4.58m)

### FIRST FLOOR

Landing  
Bedroom 2: 15'0 x 12'2 (4.58m x 3.71m)  
Bathroom: 7'0 x 7'0 (2.14m x 2.14m)  
Bedroom 3: 10'2 x 7'8 (3.10m x 2.34m)

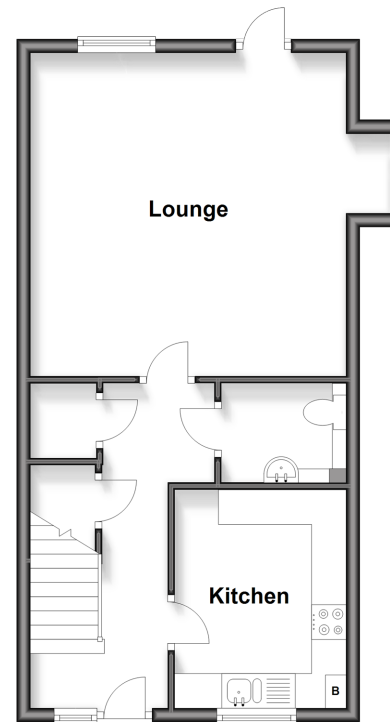
### SECOND FLOOR

Landing  
Bedroom 1: 11'4 x 10'4 (3.46m x 3.15m)  
Storage Room: 7'0 x 4'6 (2.14m x 1.37m)

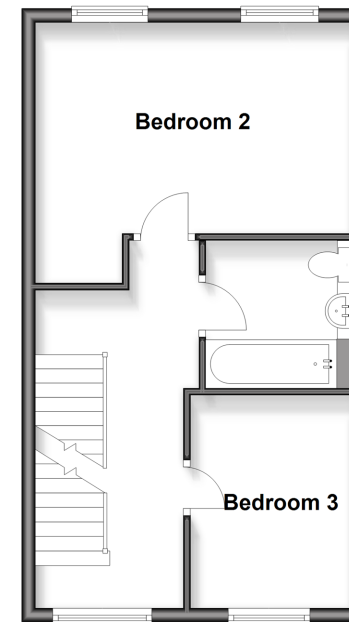
### OUTSIDE

Rear Garden  
Allocated Parking

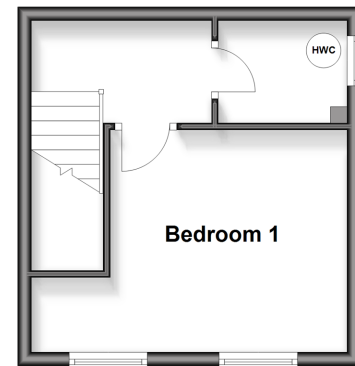
**Ground Floor**  
Approx. 43.9 sq. metres (472.8 sq. feet)



**First Floor**  
Approx. 38.6 sq. metres (415.5 sq. feet)



**Second Floor**  
Approx. 21.8 sq. metres (235.0 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 50% less, by purchasing a Lifetime Lease.



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