



**OVER 60?**

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

**Price**

**£420,000**

**Freehold**

3x  1x  2x 

**Ruckinge Road,  
Hamstreet, Ashford,  
Kent, TN26**

*Wards*  
Helping you move forwards





## Main features

- Popular semi-rural location of Hamstreet close by to amenities, primary school and station
- Chain-free
- Driveway and garage
- Large rear garden
- Permission granted to build a 2 storey extension to the rear
- Under floor heating in the kitchen
- All bedrooms are double in size

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Porch

Dining Area: 12'2 x 11'8 (3.71m x 3.56m)

Lounge: 12'4 x 12'3 (3.76m x 3.74m)

Kitchen: 10'2 x 9'8 (3.10m x 2.95m)

Bathroom: 10'2 x 6'1 (3.10m x 1.86m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 12'5 x 12'4 (3.79m x 3.76m)

Bedroom 2: 12'4 x 11'2 (3.76m x 3.41m)

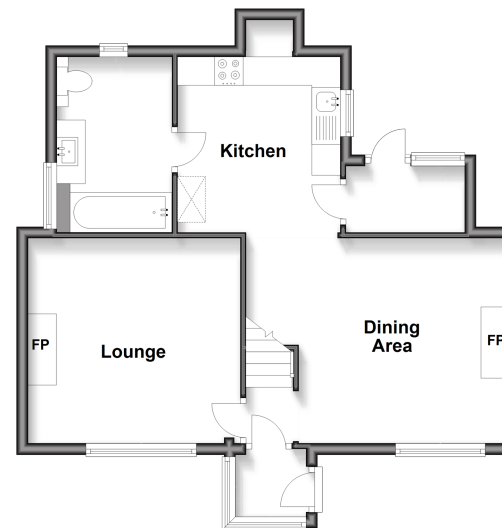
Bedroom 3: 10'4 x 10'0 (3.15m x 3.05m)

### OUTSIDE

Front and Rear Gardens

Garage and Driveway

**Split Level Ground Floor**  
Approx. 51.3 sq. metres (552.1 sq. feet)



**Split Level First Floor**  
Approx. 39.6 sq. metres (426.6 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 59% less, by purchasing a Lifetime Lease.