



**Guide Price**  
**£250,000**

**Freehold**

2x  1x  2x 

**Hampden Road,  
Ashford, Kent, TN23**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Driveway parking for 2 cars
- Both bedrooms are double in size
- Great sized garden
- Conservatory
- Within walking distance to Ashford International train station, town centre and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'3 x 12'3 (4.04m x 3.74m)

Kitchen/diner: 17'8 x 8'8 (5.39m x 2.64m)

Conservatory: 16'9 x 9'4 (5.11m x 2.85m)

### FIRST FLOOR

Landing

Bathroom: 7'8 x 7'2 (2.34m x 2.19m)

Bedroom 2: 10'8 x 10'2 (3.25m x 3.10m)

Bedroom 1: 14'5 x 10'3 (4.40m x 3.13m)

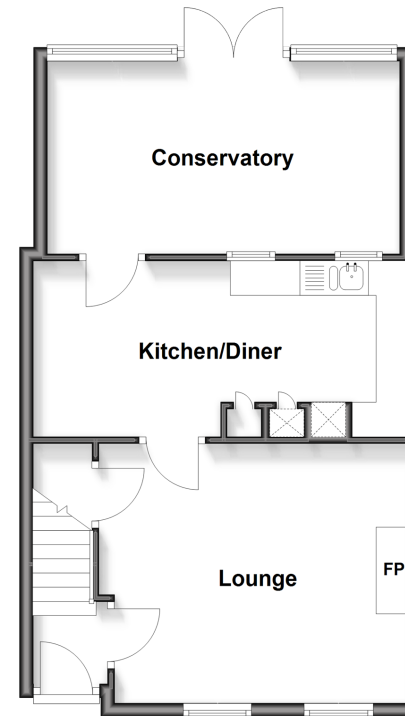
### OUTSIDE

Rear Garden

Driveway

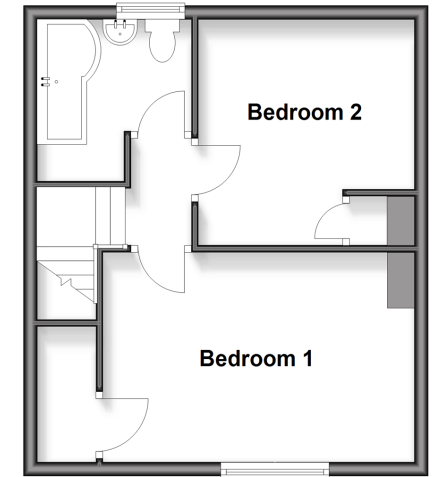
### Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



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

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



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