



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£350,000**

**Freehold**

3x 1x 2x

**Hereford Close,  
Kennington, Ashford,  
Kent, TN24**

*Wards*  
Helping you move forwards



## Main features

- Garage with allocated parking
- Versatile accommodation across 3 floors
- Brand new boiler
- Great access to the M20 motorway
- A short distance to amenities, schools, bus routes and Eureka business park

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen: 13'5 x 8'3 (4.09m x 2.52m)  
Dining Room: 12'0 x 10'4 (3.66m x 3.15m)  
Conservatory: 8'8 x 0'0 (2.64m x 0.00m)

### FIRST FLOOR

Landing  
Bedroom 2: 12'0 x 9'3 (3.66m x 2.82m)  
Lounge: 13'5 x 12'0 (4.09m x 3.66m)

### SECOND FLOOR

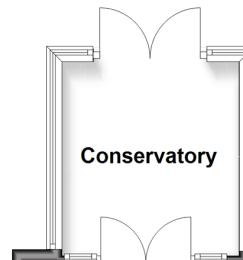
Landing  
Bedroom 3: 12'1 x 6'9 (3.69m x 2.06m)  
Bathroom: 8'6 x 4'7 (2.59m x 1.40m)  
Bedroom 1: 13'2 x 10'2 (4.02m x 3.10m)  
En-suite Shower Room: 6'5 x 5'1 (1.96m x 1.55m)

### OUTSIDE

Rear Garden  
Garage  
Allocated Parking

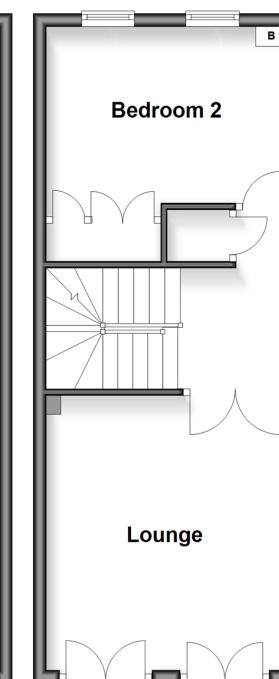
### Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



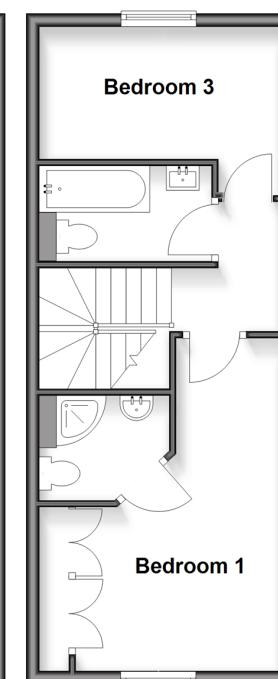
### First Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



### Second Floor

Approx. 35.5 sq. metres (382.4 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
- 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.



CURRENT:  
C(77)

POTENTIAL:  
B(86)



12237125/20251121/SG/RB