



Guide Price
£400,000

Freehold

4x  2x  1x 

**College Row, Ashford,
Kent, TN23**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Modern fitted kitchen**
- **Generous living areas ideal for families**
- **Principal bedroom with en-suite**
- **Contemporary family bathroom**
- **Well-proportioned bedrooms**
- **Private driveway with ample off-road parking**

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Breakfast Room: 12'5 x 9'5 (3.79m x 2.87m)
Lounge/Diner: 17'9 x 16'1 (5.41m x 4.91m)

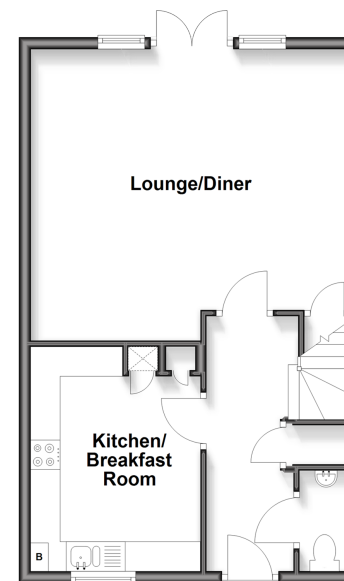
FIRST FLOOR

Landing
Bedroom 1: 12'5 x 9'3 up to fitted wardrobes (3.79m x 2.82m)
En-Suite Shower Room
Bedroom 2: 15'3 x 10'6 (4.65m x 3.20m)
Bedroom 3: 10'4 x 10'2 (3.15m x 3.10m)
Bedroom 4: 9'11 x 8'2 (3.02m x 2.49m)
Bathroom

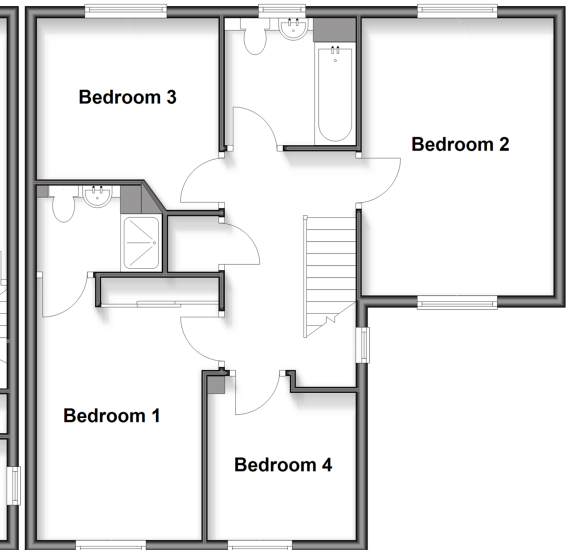
OUTSIDE

Front and Rear Gardens
Carport and Driveway

Ground Floor
Approx. 47.8 sq. metres (514.3 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.9 sq. feet)



Call Ashford - 01233 639531 ■ wardsof Kent.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



12243640/20260530/SH/LS1