



**Guide Price**  
**£525,000**

**Freehold**

4x  2x  1x 

**Lancaster Close,  
Hamstreet, Ashford,  
Kent, TN26**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Modern kitchen/dining room with separate utility room**
- **Guest cloakroom**
- **En-suite shower room to main bedroom**
- **Garage and driveway parking**
- **Larger than average rear garden**
- **No forward chain**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 16'3 into bay x 10'7 (4.96m x 3.23m)  
 Kitchen/Diner: 20'9 x 12'1 (6.33m x 3.69m)  
 Utility: 7'5 x 5'8 (2.26m x 1.73m)

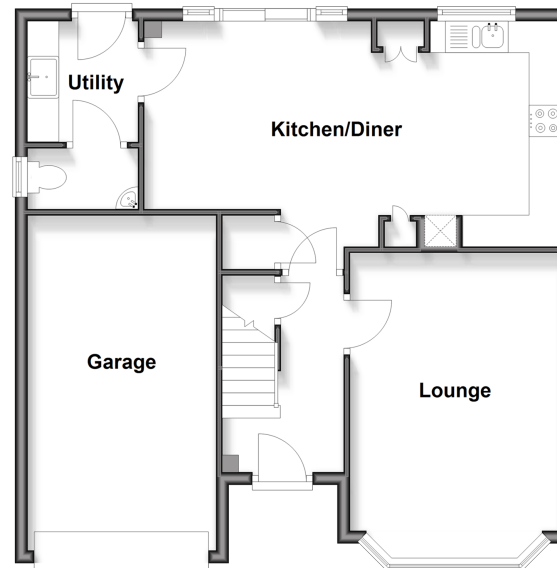
### FIRST FLOOR

Landing  
 Family Bathroom  
 Bedroom 2 : 12'0 x 9'3 (3.66m x 2.82m)  
 Bedroom 3 : 11'8 x 10'4 (3.56m x 3.15m)  
 Bedroom 4: 9'5 x 7'9 (2.87m x 2.36m)  
 Bedroom 1: 14'6 x 10'8 (4.42m x 3.25m)  
 En-Suite Shower Room

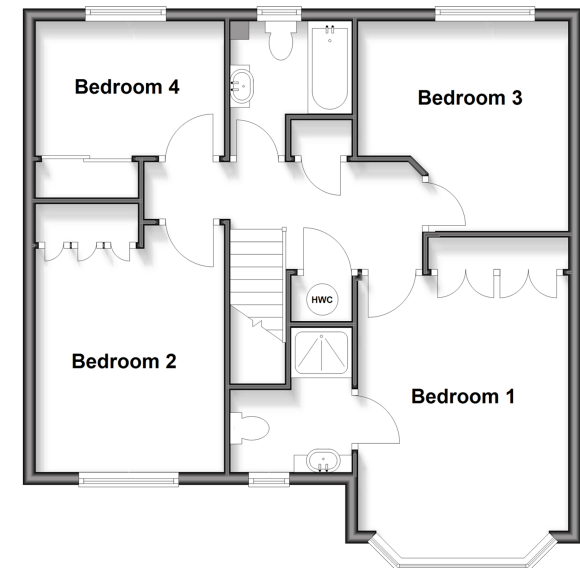
### OUTSIDE

Front and Rear Gardens  
 Garage with Driveway

**Ground Floor**  
 Approx. 68.2 sq. metres (733.7 sq. feet)



**First Floor**  
 Approx. 64.4 sq. metres (693.4 sq. feet)



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



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