



19 Wildflower Grove, High Halden  
£102,500



# 19 Wildflower Grove

High Halden, Ashford

Brand-new, three-bedroom houses, available under the shared-ownership scheme, situated at Hopes Meadow, High Halden, built by local developer, Murston Homes.

Tenure: Leasehold

- Three-bedroom semi detached house
- High Halden village location
- Available under shared ownership scheme
- Two allocated parking spaces to the front with EV charging
- New build - 10 year warranty
- Price shown is 25% of the full market value at £410,000



### **What is Shared Ownership?**

Shared Ownership gives first time buyers and those that do not currently own a home the opportunity to purchase a share property. You pay a mortgage on the share you own, and pay a subsidised rent to a housing association on the remaining share. Because the you only need a mortgage for the share you are purchasing, the amount of money required for a deposit is usually lower when compared to the amount that would be required when purchasing outright. You have the option to increase your share during your time in the property via a process known as 'staircasing', and in most cases can staircase all the way to 100%. In this instance, you will no longer pay rent, just the mortgage along with any relevant service charges and ground rent.

### **Ground Floor**

The ground floor comprises an entrance hallway with under stairs cupboard and downstairs WC, a bay-fronted kitchen/dining room to the front with modern fitted kitchen (including built-in electric oven, gas hob and extractor hood) and a spacious living room to the rear opening to the garden.

### **First Floor**

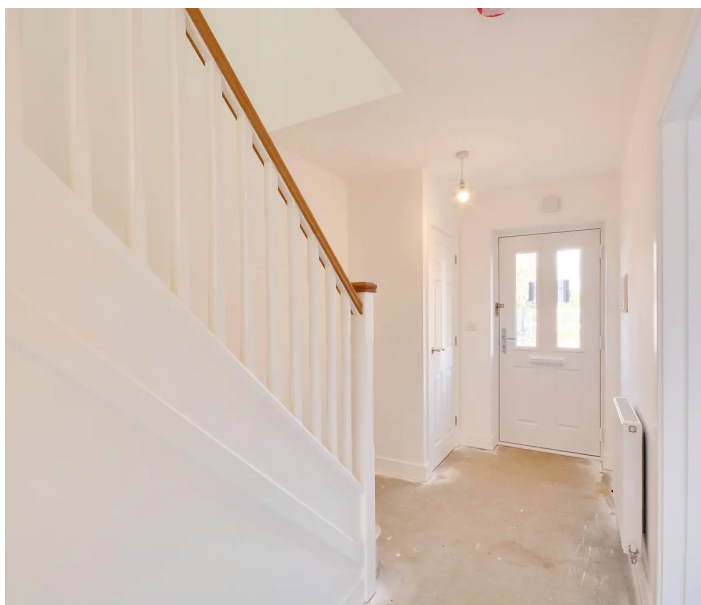
Upstairs are three generously proportioned bedrooms and the family bathroom. The largest of the bedrooms faces the front and spans the width of the house. All three of the bedrooms are good sizes and would generously accommodate a double bed. The family bathroom sits centrally and features a three-piece suite with a shower over the bath.

### **Outside**

Each of the houses enjoys an enclosed garden to the rear, which will have an area of paving to the rear of the house with the remaining garden having dressed topsoil ready for turf to be laid (turf will not be included). There will also be garden sheds installed.

### **Parking**

Each house will benefit from two allocated parking spaces, located to the front of the houses. There is also provision for electric vehicle charging.



**REAR GARDEN**

**DRIVEWAY**

2 Parking Spaces

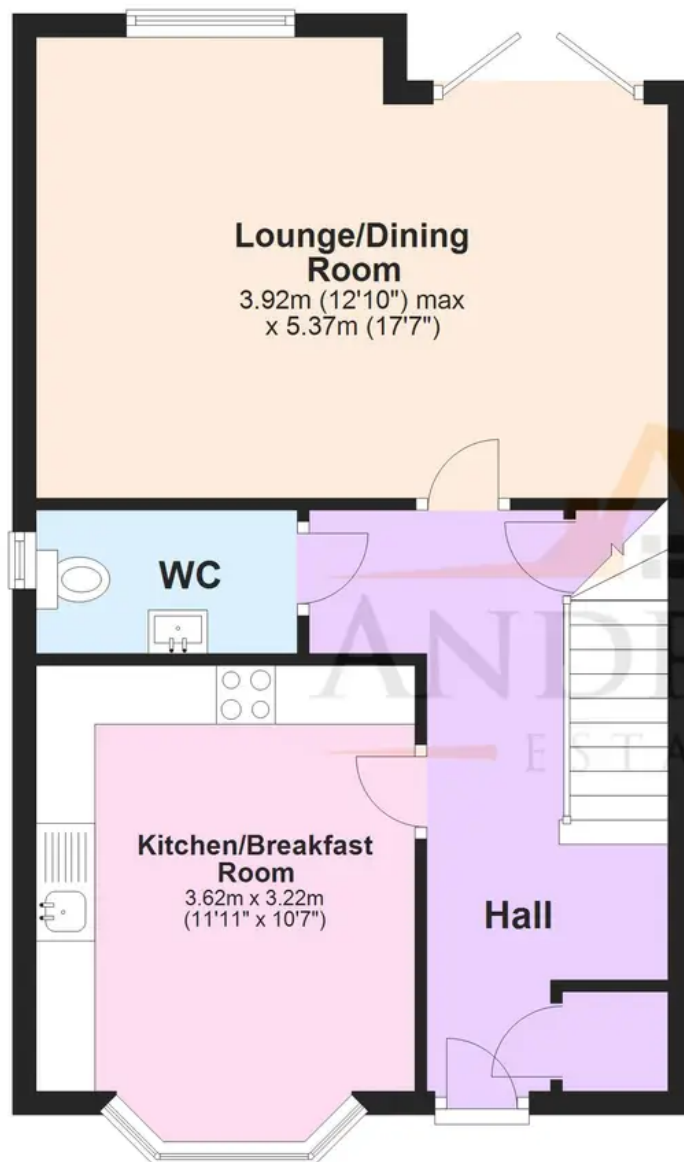






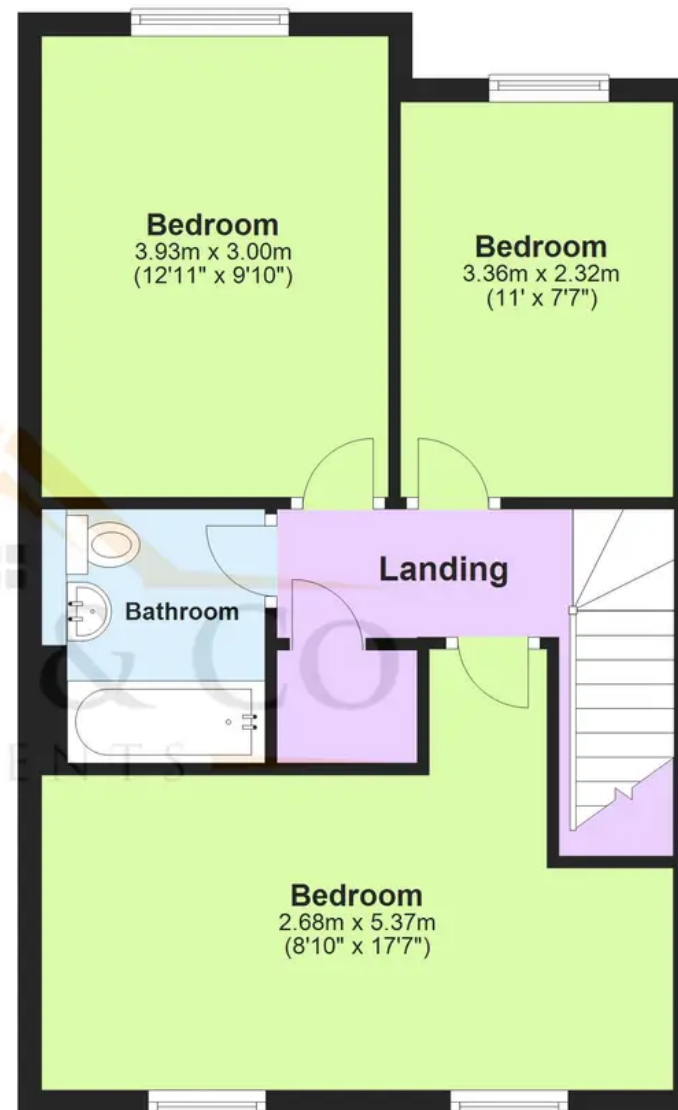
## Ground Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 94.0 sq. metres (1011.6 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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