



Price
£390,000

Freehold

4x  2x  1x 

**Melcombe Close,
Ashford, Kent, TN23**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Garage and driveway to the rear**
- **Well-proportioned bedrooms split across the first and second floor**
- **En-suite shower room to bedroom one**
- **Situated in the Singleton hill area of Ashford, within the catchment area of several well regarded schools**
- **Attractive, double fronted home with private walled rear garden**

Accommodation

GROUND FLOOR

Hallway
Cloakroom
Lounge: 16'2 x 9'10 (4.93m x 3.00m)
Kitchen/Diner: 16'2 x 9'6 (4.93m x 2.90m)
Utility Room: 6'6 x 4'3 (1.98m x 1.30m)

FIRST FLOOR

Landing
Bedroom 1: 16'2 x 9'10 (4.93m x 3.00m)
En-Suite Shower Room
Bedroom 2: 10'5 x 9'6 (3.18m x 2.90m)
Bathroom

SECOND FLOOR

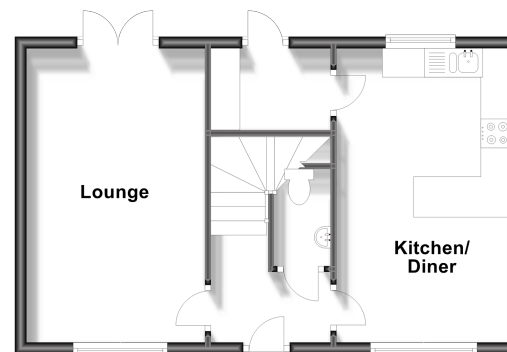
Landing
Bedroom 3: 11'9 x 10'1 (3.58m x 3.08m)
Bedroom 4: 11'8 x 9'10 (3.56m x 3.00m)

OUTSIDE

Rear Garden
Garage & Driveway

Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



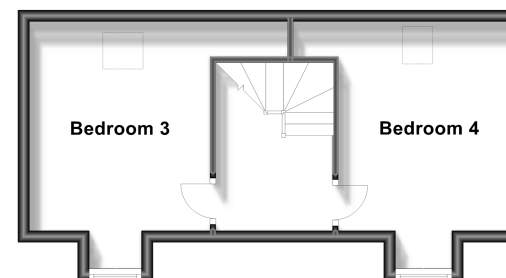
First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Second Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



Call Ashford - 01233 639531 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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