



**Price**  
**£280,000**

**Freehold**

2x  1x  1x 

**Almond Close, Orchard  
Heights, Orchard  
Heights, Ashford, Kent,  
TN25**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Set in a popular Orchard Heights development
- Allocated parking for two cars
- No onward chain
- Close to local town and Ashford International station
- Modern kitchen with Neff microwave/oven, 5 ring induction hob and extractor
- Fitted washing machine, dishwasher and fridge/freezer
- Bedroom 2 will accommodate a double bed and has a fitted wardrobe

## Accommodation

### GROUND FLOOR

- Lounge: 14'1 x 13'3 (4.30m x 4.04m)
- Kitchen: 11'2 x 8'1 (3.41m x 2.47m)
- Conservatory: 11'2 x 10'2 (3.41m x 3.10m)

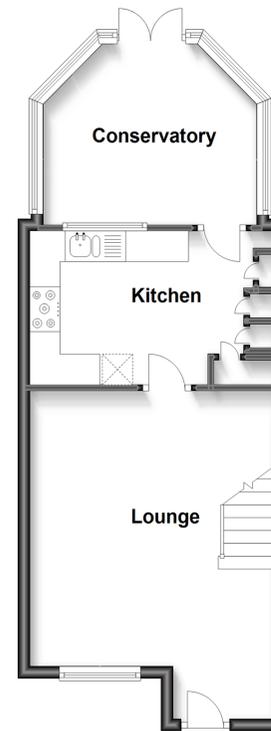
### FIRST FLOOR

- Landing
- Bedroom 1: 9'5 x 7'1 (2.87m x 2.16m)
- Bedroom 2: 13'2 x 10'8 (4.02m x 3.25m)
- Bathroom

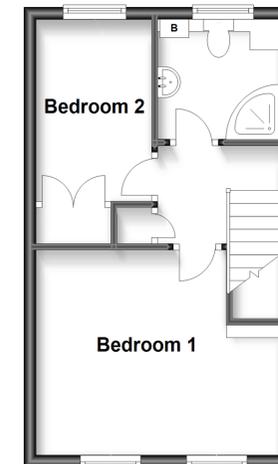
### OUTSIDE

- Rear Garden
- Driveway

**Ground Floor**  
Approx. 39.9 sq. metres (429.4 sq. feet)



**First Floor**  
Approx. 28.7 sq. metres (308.5 sq. feet)



Call Ashford - 01233 639531 ■ [wardsokent.co.uk](http://wardsokent.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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