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philip INDEPENDENT
ESTATE AGENT
Jarvis



21 Almond Close, Ashford, Kent. TN25 4PA.

£375,000 Freehold

Property Summary

"Personally I am a big admirer of Orchard Heights with its links to the surrounding areas". - Matthew Gilbert, Senior Branch Manager.

Presenting to the market is this recently refurbished three bedroom link detached house located in the popular Orchard Heights Development. This property is being sold with no forward chain.

The house is currently arranged to include a large lounge, which then continues into the beautifully presented kitchen and dining space. To the first floor there are three double bedrooms with the main bedroom boasting an ensuite. There is also a separate family bathroom.

Externally there is parking for two vehicles and an enclosed rear garden which is a courtyard style.

Orchard Height is located to the west of Ashford just off the A20. Ashford town centre is a five minute drive and has a vast array of shops, restaurants, leisure facilities and schooling. For commuting there are great rail links from Ashford International and motorway links around the town.

Please call today to arrange a viewing.

Features

- Three Bedroom Attached Home
- Cul-De-Sac Location
- Immaculate Presentation
- Two Reception Rooms
- EPC Rating: C
- Driveway
- Vacant Possession
- Ensuite to Master Bedroom
- Council Tax Band D

Ground Floor

Front Door To

Lounge

15' 1" x 13' 3" (4.60m x 4.04m) Double glazed window to front. Two radiators. Stairs to first floor with cupboard underneath. Two double glazed windows to rear.

Kitchen/Dining Room

20' 6" x 13' 3" (6.25m x 4.04m) Two double glazed windows to front. Two sets of double glazed French doors to rear. Modern fitted range of base and wall units. Sink and drainer. Induction hob with extractor above. Integrated microwave, electric oven, tall fridge/freezer, dishwasher and washing machine. Breakfast bar. TV & BT point. Radiator.

First Floor

Landing

Double glazed window to front. Double glazed Velux window to front. Cupboard housing water tank.

Bedroom One

13' 4" x 10' 9" (4.06m x 3.28m) Double glazed window to front. Double glazed Velux window to rear. Radiator. TV & BT point. Door to

Ensuite

Double Velux window to front. Suite comprising of low level WC, wash hand basin with cupboard and shower with glass screen. Radiator. Extractor.

Bedroom Two

13' 6" x 9' 10" (4.11m x 3.00m) Double glazed window to rear. Double glazed window to front. Radiator. TV point.

Bedroom Three

10' 0" x 7' 6" (3.05m x 2.29m) Double glazed window to rear. Radiator. TV point.

Bathroom

Double Velux window to rear. Radiator. Extractor. Suite comprising of low level WC, wash hand basin cupboard underneath. Bath with shower attachment.

Exterior

Front

Outside light. Paved footpath to pedestrian side access.

Parking

Driveway for at least two vehicles in tandem.

Rear Garden

Courtyard style garden with large paved patio area and raised brick borders with shrubs and plants. Side garden area for shed and bin store. Pedestrian side access.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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