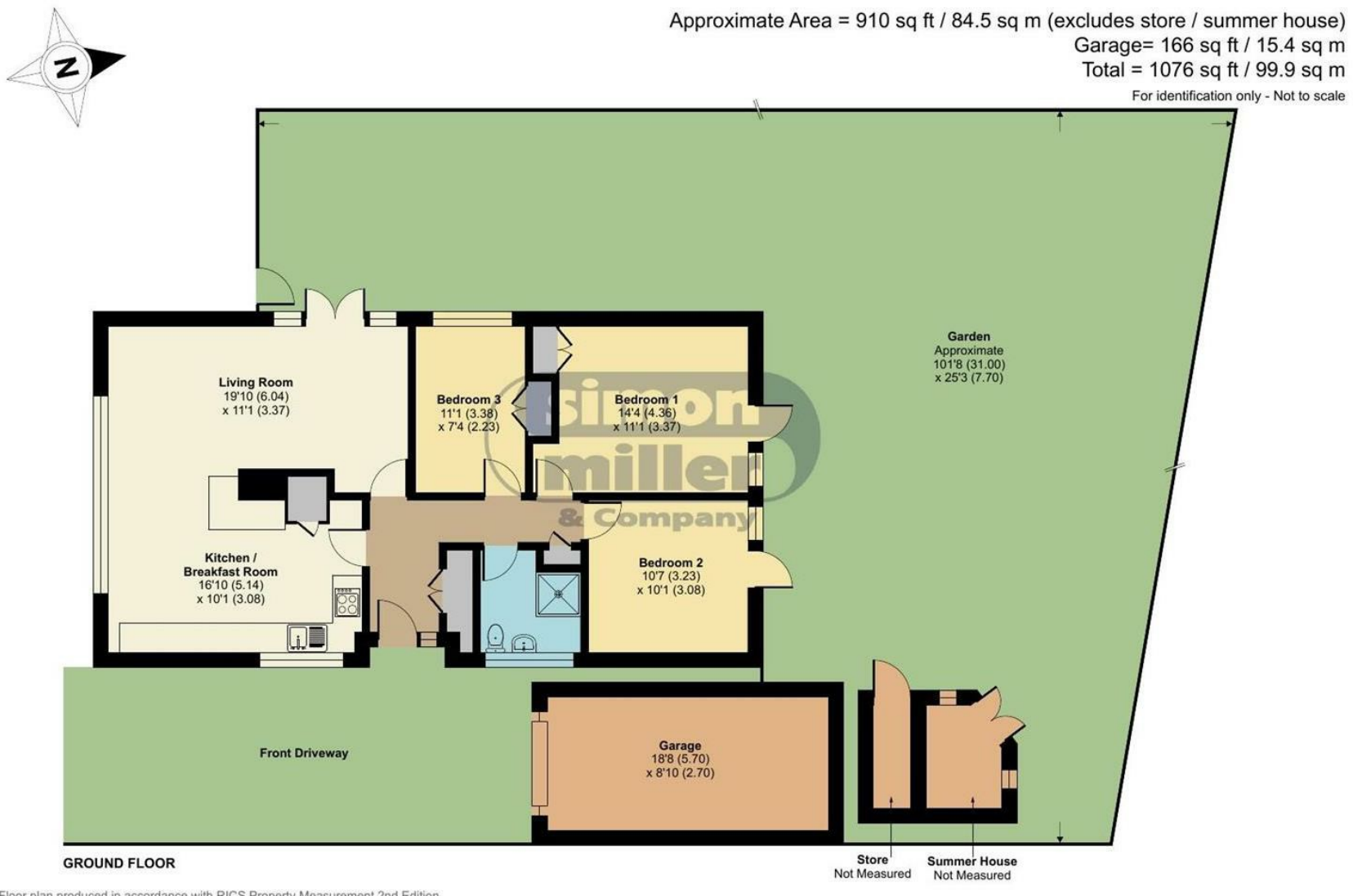


13 Orchard Glade, Ashford, TN27 9SS

Asking Price £450,000
EPC RATING: C

Orchard Glade, Headcorn, Ashford, TN27

Approximate Area = 910 sq ft / 84.5 sq m (excludes store / summer house)
Garage= 166 sq ft / 15.4 sq m
Total = 1076 sq ft / 99.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1541018

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Located in this quiet cul de sac within easy reach of the centre of the village, this very well presented detached bungalow has been modernised throughout by the current owners and offers generous southerly aspect lounge with doors leading to the garden and is open to the modern fitted kitchen/breakfast room. The three bedrooms are served by a three piece shower room. The two larger bedrooms have patio doors leading directly to the rear gardens.

Outside, there is a block paved driveway with parking for four cars in tandem leading to the single garage beside with electric roller door and pedestrian access to the garden. There is also an electric vehicle charging point beside the front door. Here, there is a paved patio which leads onto the mature lawned gardens with inset shrubs and a further paved terrace area to the side. There is also a timber Summer House with store beside, both with power and light and additional seating area to the corner of the garden.

Orchard Glade is a popular cul-de-sac within close, level walking distance of the centre of the village, with its wide range of independent local shops, Sainsbury's Local, Costa Coffee and Post Office providing additional banking services. There is also a well regarded Primary School within easy reach, doctors surgery and mainline train services offering regular services into London Charing Cross. Headcorn also offers good bus and road links to the larger town of Tenterden, with its greater range of shopping and leisure facilities.

MATERIAL INFORMATION

Freehold
Council Tax Band
EPC Report **C**





• Detached Three Bedroom Bungalow • Very Good Condition Throughout • Village Cul De Sac Location • Modern Kitted Kitchen/Breakfast Room • Garage with EV Charging Point Beside • Walking Distance to the Centre of the Village • Mature Gardens with Summer House and Generous Terrace Beside

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK