



Ditton Place, Aylesford, ME20 6SX
Offers in excess of £325,000



OFFERS OVER £325,000

Keep space in your diary for this beautiful property that is perfect for those buying for the first time who need that extra space. The property has some great features that not every modern build property has such as a conservatory, open plan Kitchen/Living Area, and allocated parking. Make sure you book yourself in for a viewing before it's gone!



We, Town and City Homes, are delighted to present this wonderful two Bedroom property located in Aylesford. The current vendors have kept this home in beautiful condition that is perfect for anyone looking for a property that needs next to no work needed to it.

Walking into the property, you are greeted by an entrance hall that either leads you to stairs or the open-plan Kitchen/Living Area. The open plan feature makes the downstairs airy and bright even with the conservatory to the rear. It is a perfect living space for relaxing in the evening or having family/ guests over for a celebration. The conservatory is a great bonus to the property as it adds that extra choice of space for those who work from home, to use as a Dining Room or even a kid's Room for those who have them.

Going upstairs, you have two decent-sized bedrooms which allow for ample space for bedroom furniture. The main bedroom has a built-in wardrobe, and the second bedroom has two built-in cupboards leaving you with extra space in the rooms. The Bathroom is in between the two Bedrooms and is in great condition and is one of those Bathrooms you could picture yourself relaxing on an evening with a book or a glass of wine.

The Garden is a great size and perfect for those who host summer BBQs or for those who want to put kids' play equipment on the artificial lawn. The Garden has two parts to it with the double doors from the conservatory opening up to the patio area that is a great spot for BBQ and outdoor dining. The rest of the Garden is the artificial lawn which is low maintenance and is always beautifully green all year round. Rear access to the property is a huge benefit and there is also allocated parking with plenty of visitor bays to the front that are only used by the few houses in the close.

Area:

Located in the Village of Ditton in Ayelsford, it has close links to the A20/M20/A2 which is great for those commuting to work. The M25 is 20 minutes and the M20 is approximately a 5-minute drive which makes Ditton Place a great location as you're close to the links but not on top of it so the noise levels are low. The local Station (Ayelsford) is a short 5-minute walk that takes you to St Pancras in an hour and is great for those working in the city. There are several great Schools around such as the Aylesford School (Secondary) and the Ditton Church of England Juniors School. The local amenities such as Bars, Pubs, shops, and Restaurants are all within a mile radius and are a lovely way to enjoy your evenings or weekend.

Entrance

Kitchen/Living Area 22'4 x 12'2 (6.81m x 3.71m)

Conservatory 11'6 x 11'2 (3.51m x 3.40m)

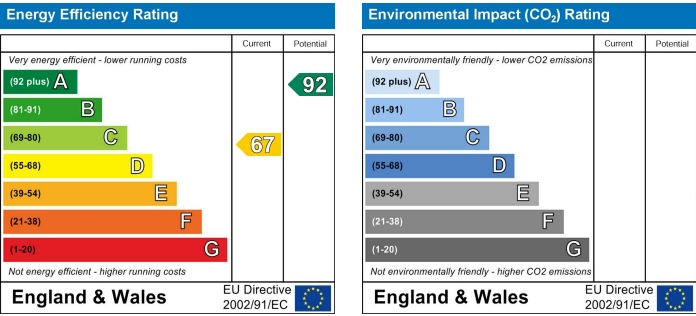
Landing

Main Bedroom 12'2 x 8'6 (3.71m x 2.59m)

Bathroom 6'7 x 6'3 (2.01m x 1.91m)

Bedroom Two 10'5 x 8'6 (3.18m x 2.59m)

Garden







GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (65.0 sq.m.) approx.
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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