



**Woodlands Road, Ditton, ME20 6HF**  
**Guide Price £370,000**



GUIDE PRICE £370,000 - £380,000

This is a lovely 3 bedroom semi-detached home which benefits from a driveway to the front providing off-road parking, as well as a large car port/outside area providing ample space for adaption subject to planning.

Inside, the accommodation begins with a welcoming entrance hallway leading to a versatile large family room and a downstairs renovated shower room. The kitchen partly opens out to the dining area adding to the light.

Upstairs, you'll find three bright bedrooms with ample built in wardrobe storage in the master bedroom and two further bedrooms. Externally, the home boasts an enclosed tiered garden which has rather stunning views from the top level giving a lovely evening feel for summer evenings watching the sunset.

The carport area adds a really versatile area which is a great space as it is but could offer a possibility for future extending subject to planning permission. The garden is a lovely space over several tiered levels with views over the downs in the background that would make a beautiful set for summer evenings watching the sunset.

Located in the popular area of Ditton, the home is within easy reach of local amenities, including the highly regarded Ditton Infant School and nearby recreational areas. For commuters and shoppers alike, the M20 motorway is easily accessible, with mainline stations at Aylesford, East Malling, and West Malling offering direct routes to London. Aylesford Retail Park and several major supermarkets are just a short drive away.

- **GUIDE PRICE £370,000 - £380,000**
- **3 Bedroom Semi Detached House**
- **Lovely Ditton Area**
- **Driveway For 2 Cars**
- **Big Side Car Port**
- **Tiered Garden**
- **Lovely Views Out To Downs**
- **Great Family Home**
- **EPC Rating Awaited**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





## LOCAL AREA INFORMATION FOR DITTON

Ditton is a sought after area thanks to its convenient access to so many things.

For recreation you have a K-Sports Centre, the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 4.6 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

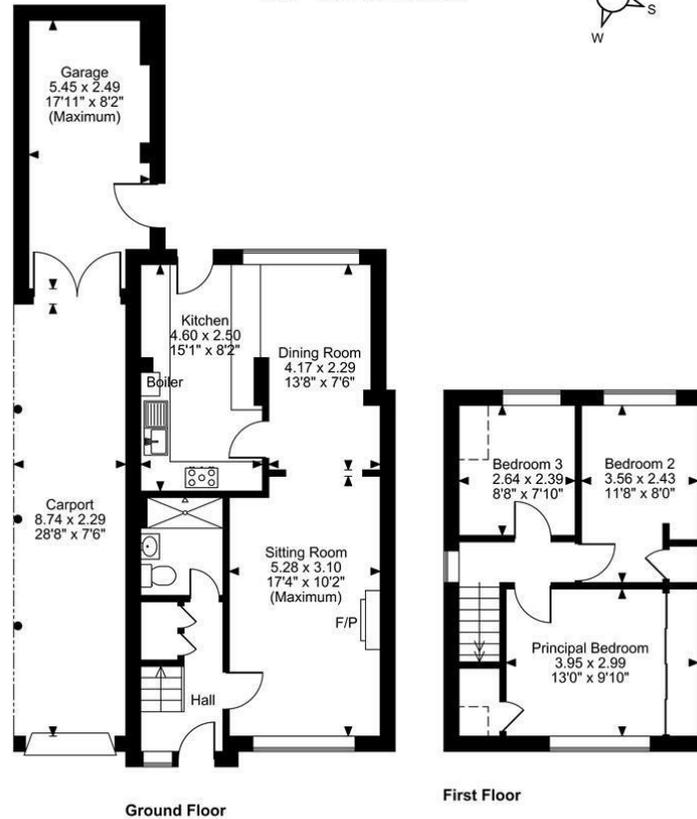
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## ADDITIONAL INFORMATION

Freehold  
Brick Built House  
Council Tax Band C  
EPC Rating Awaited  
UPVC Double Glazing  
Gas Central Heating



Woodlands Road, Ditton, Aylesford  
Approximate Gross Internal Area  
Main House = 852 Sq Ft/79 Sq M  
Garage & Carport = 366 Sq Ft/34 Sq M  
Total = 1218 Sq Ft/113 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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