



London Road, Ditton, Aylesford, ME20 6DB
£625,000



No Onward Chain

A rarely available and well maintained four bedroom semi-detached family home, offering spacious and versatile accommodation, set back from London Road on the Aylesford/Ditton borders.

The ground floor features an entrance porch, welcoming hallway, a bright and generously sized lounge/dining room, a kitchen/breakfast room, modern shower room, a good sized family room, and a conservatory overlooking the stunning rear garden.

To the first floor, there is a spacious landing with loft hatch and ladder access to a boarded loft, along with four bedrooms and a family bathroom.

Externally, the property benefits from a neat and established front garden, a good-sized driveway providing ample off-road parking, and an integral garage with power and lighting.

The real standout feature is the beautifully landscaped rear garden, extending to approximately 160 feet, complete with a workshop and greenhouse, making it an ideal space for the whole family to enjoy.

Due to the versatile layout, there is potential to adapt the accommodation for various uses, such as a self-contained annexe, subject to any necessary consents being granted.

- No Onward Chain
- Well Maintained Semi Detached House
- Four Bedrooms
- Two Generous Sized Reception Rooms
- Ground Floor Shower Room
- Rear Garden Extending To Approx 160'
- Good Sized Drive Way & Integral Garage
- EPC Rating: Awaited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Local Information

Aylesford and Ditton are a sought after area thanks to its convenient access to so many things.

For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. Nearby West Malling 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 town centre is approximately 5 miles away and offers a comprehensive range of educational, recreational and shopping facilities.

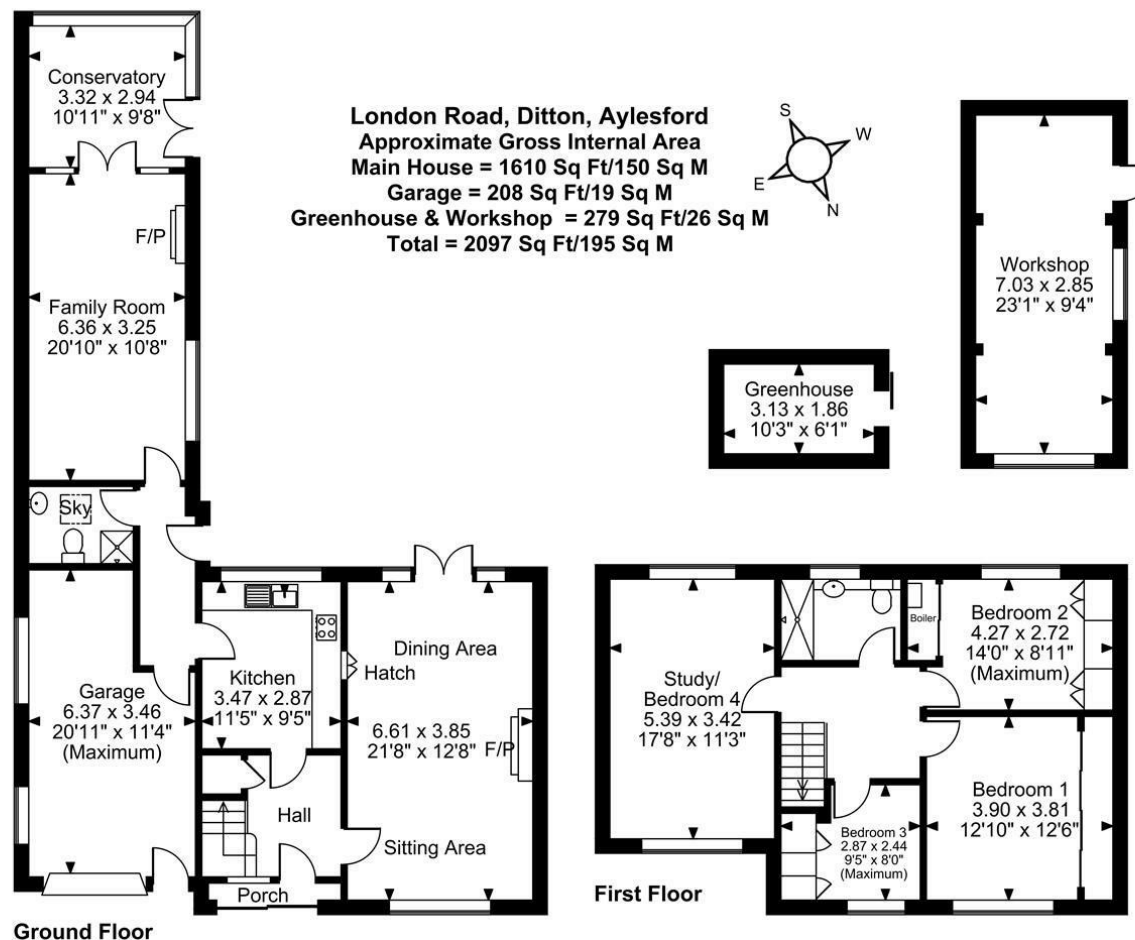
For the commuter Junction 4 of the M20 gives access to the motorway network. Aylesford train station connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling connecting to both London Victoria and from 1st December 2022 London Charing Cross.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Council Tax Band
EPC Rating TBC
Double Glazing
Gas Central Heating
Boiler Serviced Annually
Loft - boarded with ladder





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668015/SS

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

