



**Scott Close, Ditton, Aylesford, ME20 6QP**  
**Offers Over £350,000**

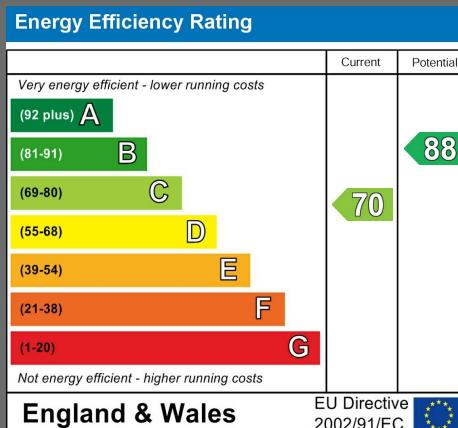
Situated in a popular cul-de-sac within the sought-after area of Ditton, this generously sized and well-proportioned three-bedroom semi-detached family home offers excellent potential. While the property would benefit from some updating, it provides a fantastic opportunity for buyers to put their own stamp on it.

The ground floor comprises a spacious lounge/dining room, conservatory, kitchen, and a separate WC. Upstairs, you'll find three good sized bedrooms and a modern shower room.

Externally, the property benefits from a driveway leading to an integral garage, which, subject to permission being obtainable, could be converted for additional living space. A side pedestrian access leads to the enclosed rear garden.

Offered to the market with no onward chain, this property is an ideal opportunity for families or buyers seeking a home with great potential in a popular location.

- No Forward Chain
- Spacious Semi Detached House
- Three Well Proportioned Bedrooms
- Generous Sized Lounge/Dining Room
- Conservatory
- Ground Floor WC
- First Floor Shower Room
- Pleasant Cul De Sac
- EPC Rating C





## 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.



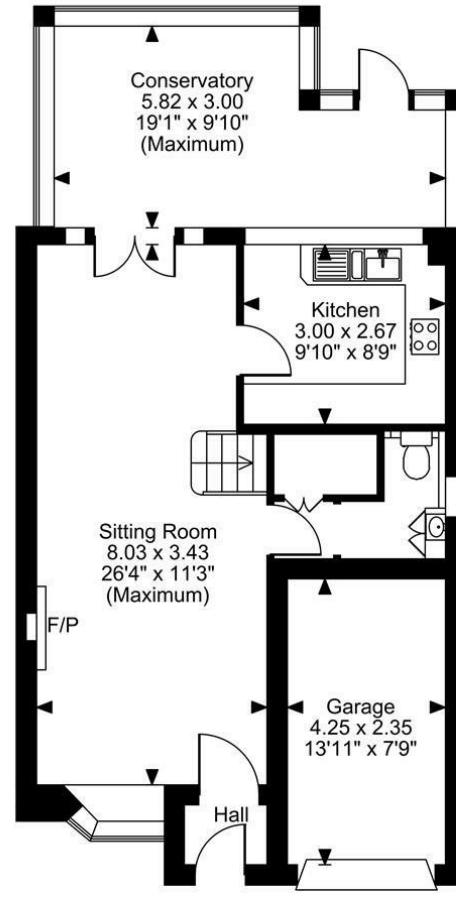
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

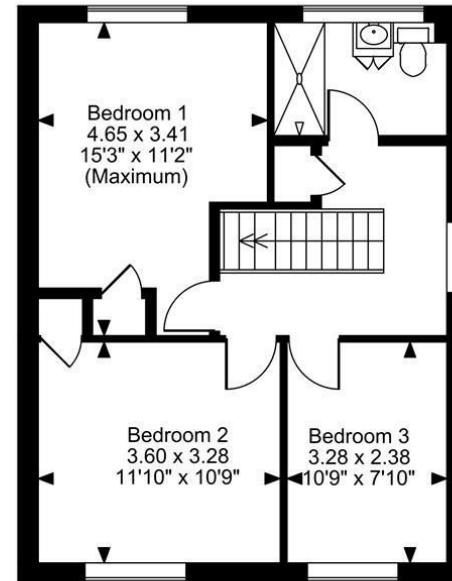
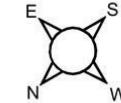
## ADDITIONAL INFORMATION

Freehold  
Council Tax Band D  
EPC Rating C  
Double Glazing  
Gas Central Heating  
Loft - part boarded





**Scott Close, Aylesford, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1125 Sq Ft/105 Sq M**  
**Garage = 108 Sq Ft/10 Sq M**  
**Total = 1233 Sq Ft/115 Sq M**



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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