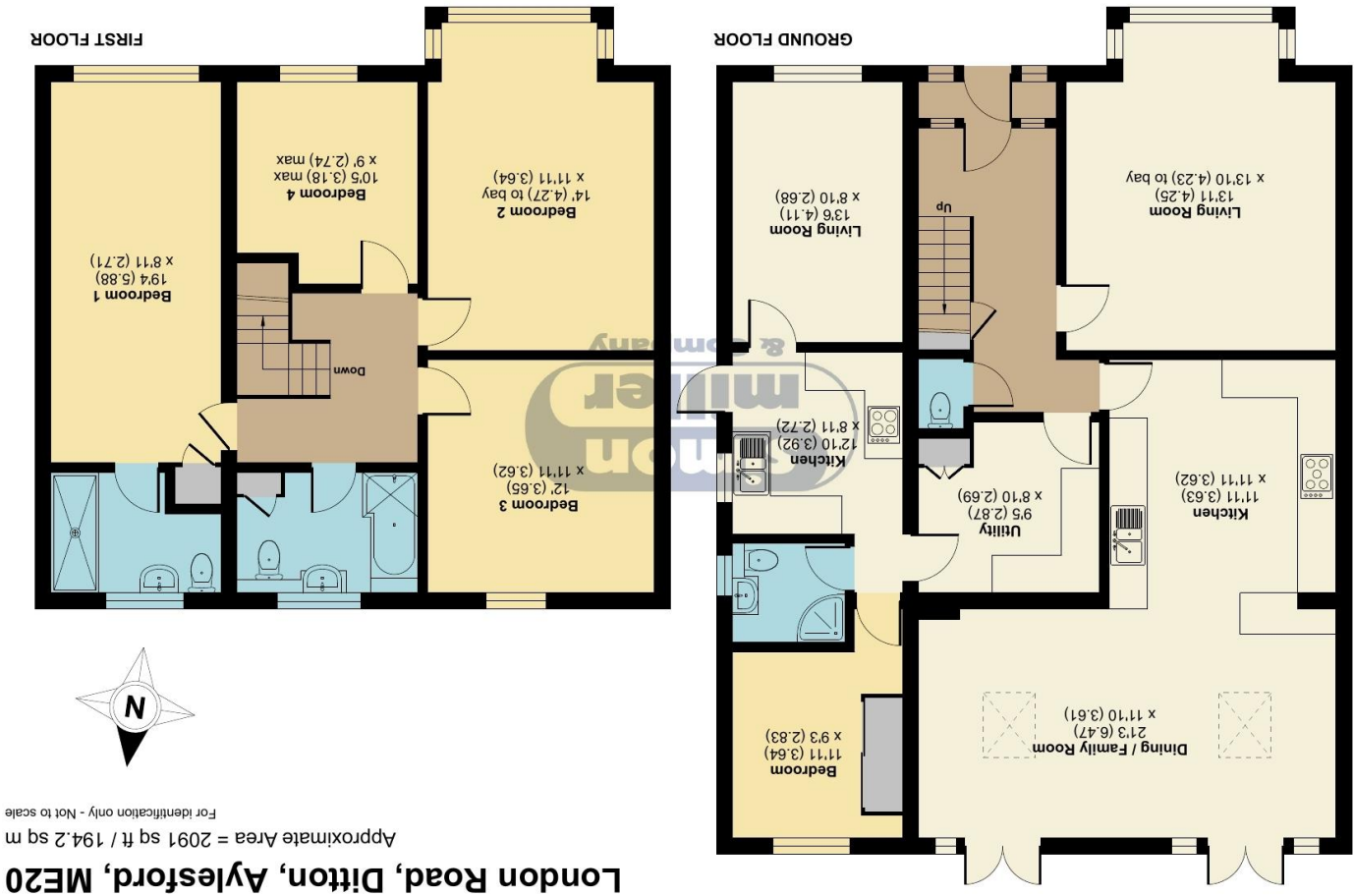

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2025. Produced for Simon Miller & Company. REF: 1261545



412 London Road, Ditton, Kent, ME20 6DA

GUIDE PRICE: £740,000-£770,000

EPC RATING: C





Stunning Five-Bedroom Executive Home in the Heart of Ditton Situated on the prestigious London Road in Ditton, this substantially extended five-bedroom family home offers an abundance of space, versatility, and modern comforts. Thoughtfully enhanced by the current owner, the property boasts a double-storey extension and a wrap-around extension, creating endless opportunities for prospective buyers.

Exceptional Living Spaces The ground floor has been cleverly configured to include a self-contained annex, complete with a double bedroom, shower room, fully fitted kitchen, and a private living room—an ideal setup for elderly relatives, grown-up children, or even potential rental income. However, with a little reconfiguration, this space can easily be adapted to suit any buyer's needs.

Stepping into the main home, you are immediately welcomed by a bright and spacious front living room, flooded with natural light. However, the true heart of the home is the impressive open-plan kitchen, dining, and family room. Designed for modern living, this expansive space is bathed in natural light from large Velux windows and is perfect for both everyday family life and entertaining. The high-spec kitchen boasts fully integrated appliances, including the all-important wine fridge, while the separate utility room ensures a clutter-free kitchen—an invaluable asset in a home of this size. Additionally, a convenient downstairs W/C adds to the practicality of the layout. Upstairs, the sense of space continues with a large landing leading to four generously sized double bedrooms. The master suite, situated on the top floor within the side extension, benefits from its own private en-suite, offering a tranquil retreat. The remaining three double bedrooms are all well-proportioned, while the modern family bathroom features both a bath and a shower for added convenience.

To the front of the property, a large driveway provides ample parking for multiple vehicles. The rear garden is a true standout feature, meticulously maintained and designed for both relaxation and entertaining. A raised decking area offers the perfect space for summer gatherings, while the generous lawned area, framed by mature shrub borders, provides plenty of space for children to play and adults to unwind.

Ditton is a sought-after location offering a perfect balance of convenience and community feel. With excellent transport links, including easy access to the M20 and A20, as well as nearby train stations for commuting to London, this home is perfectly placed for families and professionals alike. The area is well-served by highly regarded schools, local shops, and amenities, making it a fantastic place to put down roots.

This stunning executive home offers space, versatility, and an exceptional standard of living. Whether you're looking for a multi-generational home or simply a beautifully designed family property, this home has it all. Don't miss out—schedule your viewing today!

Freehold
EPC: C
Council Tax: F
Full Fibre Broadband Planned Before 2026



- **HEAVILY EXTENDED EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME**
- **SELF CONTAINED ANNEX**

- **LARGE OPEN PLAN KITCHEN / DINER / FAMILY ROOM**
- **SEPARATE UTILITY ROOM**
- **EXPANSIVE REAR GARDEN**

AM4538080325L

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK

MR0856/180615/050815/051015LE