



48 Gorse Crescent, Ditton

Guide Price £600,000 - £650,000

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# 48 Gorse Crescent

Ditton, Aylesford

Guide Price £600,000-£650,000 - Exceptional 4-bed detached house in sought-after "Holtwood" area. 21.4ft living room, double garage, mature gardens, ample outdoor space for entertaining and potential for value enhancement. Ideal family home blending comfort & style in prime location. Council Tax band: E

Tenure: Freehold

- Desirable "Holtwood" location
- 4 Double bedrooms
- Double garage
- 21.4ft Living room
- Off road parking for multiple cars
- Mature gardens
- Outstanding family home
- Potential to add value
- Large plot
- 2 Bathrooms & Separate downstairs Wc



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**Living room**

14' 10" x 21' 5" (4.51m x 6.52m)

**Dining room**

11' 0" x 13' 4" (3.35m x 4.06m)

**Kitchen**

9' 2" x 11' 2" (2.79m x 3.41m)

**Utility room**

8' 4" x 11' 2" (2.53m x 3.41m)

**Wc**

**Hallway**

**Bedroom**

14' 5" x 12' 9" (4.39m x 3.89m)

**En-Suite**

**Bedroom**

10' 2" x 13' 4" (3.10m x 4.06m)

**Bedroom**

10' 0" x 11' 3" (3.04m x 3.44m)

**Bedroom**

7' 5" x 10' 7" (2.25m x 3.22m)

**Bathroom**







**GARDEN**

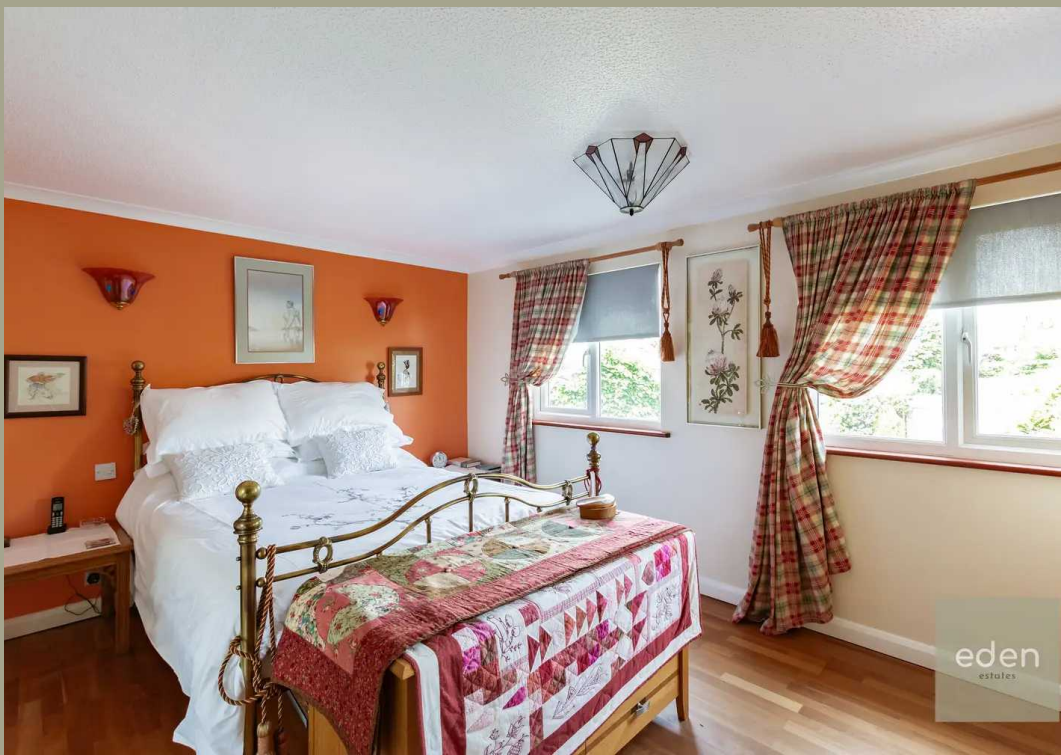
**GARAGE**

Double Garage

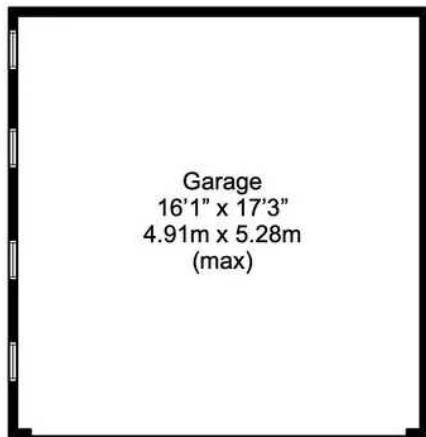
**DRIVEWAY**

5 Parking Spaces



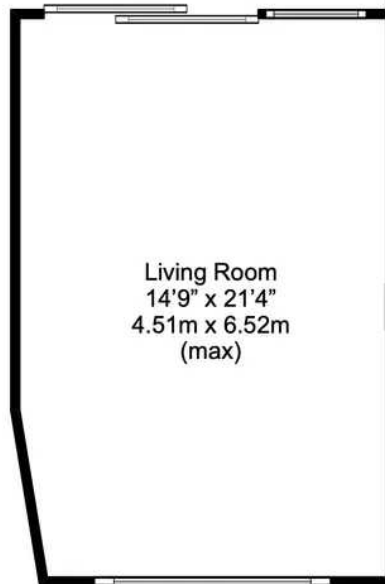




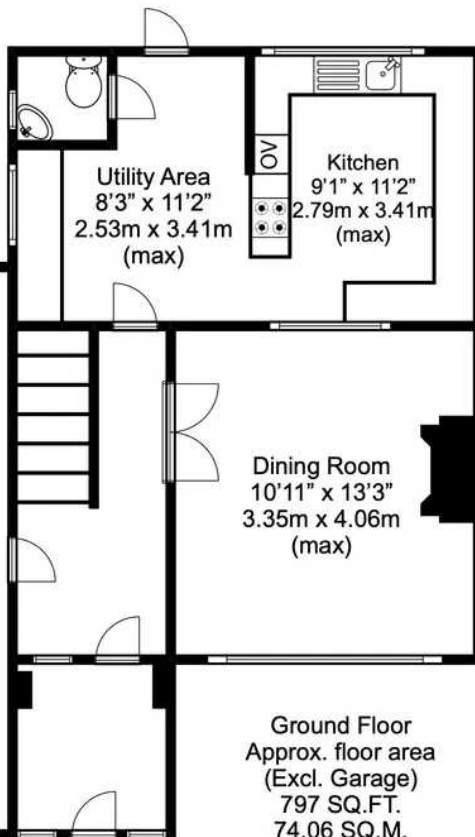


Garage  
16'1" x 17'3"  
4.91m x 5.28m  
(max)

Garage  
279 SQ.FT.  
25.92 SQ.M.



Living Room  
14'9" x 21'4"  
4.51m x 6.52m  
(max)



Utility Area  
8'3" x 11'2"  
2.53m x 3.41m  
(max)

Kitchen  
9'1" x 11'2"  
2.79m x 3.41m  
(max)

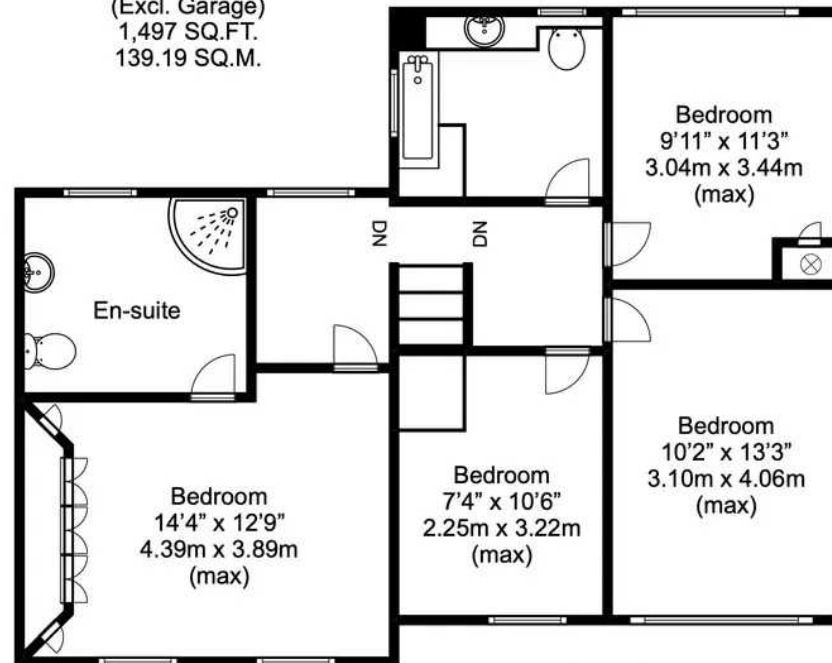
Dining Room  
10'11" x 13'3"  
3.35m x 4.06m  
(max)

Ground Floor  
Approx. floor area  
(Excl. Garage)  
797 SQ.FT.  
74.06 SQ.M.

Entrance



Approx. total  
floor area  
(Excl. Garage)  
1,497 SQ.FT.  
139.19 SQ.M.



En-suite

Bedroom  
14'4" x 12'9"  
4.39m x 3.89m  
(max)

Bedroom  
7'4" x 10'6"  
2.25m x 3.22m  
(max)

Bedroom  
10'2" x 13'3"  
3.10m x 4.06m  
(max)

Bedroom  
9'11" x 11'3"  
3.04m x 3.44m  
(max)

First Floor  
Approx. floor area  
700 SQ.FT.  
65.13 SQ.M.

**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.





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