



14 Gorse Crescent, Ditton, Aylesford, ME20 6EU
Offers In Excess Of £475,000




DETACHED, CHAIN FREE 3 bedroom home on a great size plot in a sought after Holtwood area in Ditton. Benefitting from a large driveway to the front, garage down to the side of the property and a generous rear garden that is not overlooked. The property offers great potential for a purchaser to fully renovate into a family home for many years.

The well-planned accommodation comprises living room, kitchen, dining area and sun room. To the first floor are three bedrooms (2 of them have built in wardrobes) and a family bathroom. The principal bedroom is really a particularly large and impressive space.

Externally to the front there is a large driveway offering easy parking for multiple cars and there is a single garage for added convenience. Side access from the driveway follows through to the rear garden which is a distinct feature of the property - it boasts a south facing aspect, a great degree of privacy and a shed.

An early viewing is recommended. Please contact the Larkfield office for further information

- Detached Home
- Ditton Location
- 3 Bedroom Property
- 3 Reception Rooms
- Large Garden
- Garage and Driveway For Multiple Vehicles
- Chain Free
- EPC Awaited

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





ADDITIONAL INFORMATION

CHAIN FREE
Freehold
Council Tax Band E
EPC Rating Awaited
UPVC Double Glazing
Gas Central Heating
Tonbridge And Malling Council

LOCAL AREA INFORMATION FOR HOLTWOOD, AYLESFORD

Aylesford and Ditton are a sought after area thanks to its convenient access to so many things. Holtwood itself offers a small parade of shops within the development.



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.

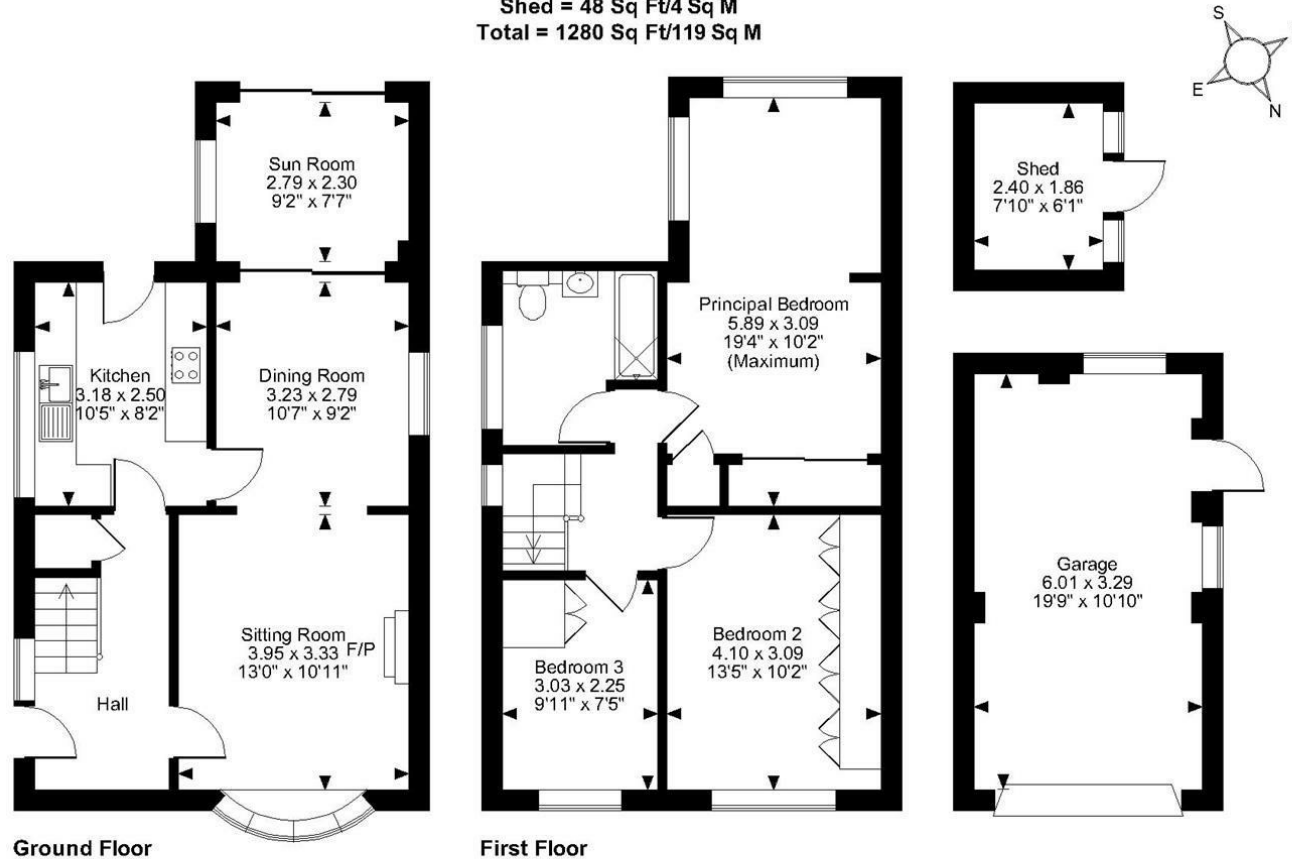


For the commuter Junction 4 of the M20 gives access to the motorway network. Aylesford train station connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling connecting to both London Victoria and from 1st December 2022 London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



Gorse Crescent, Ditton, Aylesford, Kent
Approximate Gross Internal Area
Main House = 1019 Sq Ft/95 Sq M
Garage = 213 Sq Ft/20 Sq M
Shed = 48 Sq Ft/4 Sq M
Total = 1280 Sq Ft/119 Sq M



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