



**96 New Road, Ditton, Aylesford, ME20 6AE**  
**Offers Over £515,000**





FABULOUS DETACHED CHAIN FREE 4 bedroom chalet bungalow which has been renovated and improved to perfection.


This home has space in abundance with a lounge, large kitchen/diner, shower room and bedroom all the ground floor. The fitted kitchen is particularly impressive with fitted cupboards and integrated appliances. Every room harbours incredible charm and brightness.

To the first floor there are three bedrooms and a family bathroom that all feel very individual and carefully dressed.

The garden has been lovingly landscaped and is a great size and easily manageable. There is plenty of parking on the driveway with additional benefits of CCTV installed both at the front and back of the house. Internal additional benefits include new boiler and rewired electrics throughout. There is opportunity to purchase the house fully dressed so please call to discuss.

We recommend viewing early to avoid disappointment

- Detached House In Fabulous Location
- CHAIN FREE
- Beautifully Refurbished Throughout
- Multiple Reception Rooms
- 4 Bedroom House
- 2 Bathrooms
- Off Street Parking For Multiple Vehicles
- Landscaped Rear Garden
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## 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

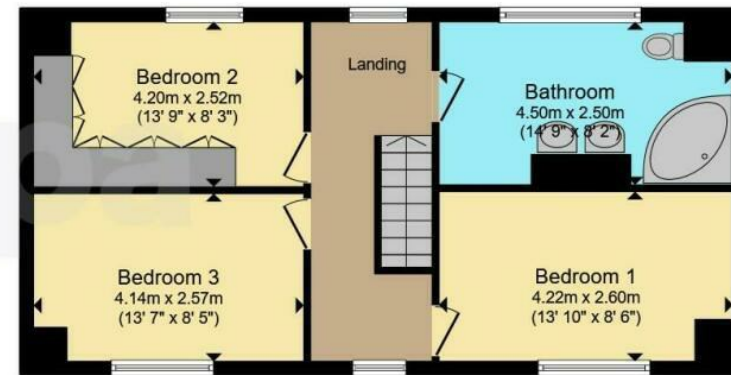
Freehold  
Brick Built  
Council Tax Band E  
EPC Rating D  
UPVC Double Glazing  
Gas Central Heating  
Landscaped Garden







**Ground Floor**



**First Floor**

**Total floor area 128.5 sq.m. (1,383 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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