



**60 New Road, Ditton, ME20 6AD**  
**Offers Over £280,000**






CHAIN FREE beautifully renovated 2 bedroom mid-terrace cottage.

Located in Ditton and close to an assortment of local shops, schools and amenities is where you find this beautifully renovated cottage. Full of beautiful character this 2 bedroom cottage offers a charming home.

With a convenient entrance porch, lounge, separate dining room, kitchen and downstairs toilet there is a lovely spacious feel to downstairs leading out to a particularly large garden. Upstairs you will find 2 bedrooms and lovely bathroom accessible through the master bedroom.

Please note the lovely private garden is a great size to the rear and has right of way across the front. Location and prestigious finish add to to this charming cottage and we recommend arranging a viewing as soon as possible.

- Charming Refurbished Cottage
- 2 Great Size Bedrooms
- Aylesford Location
- 2 Reception Rooms
- Large Garden
- Character Features
- Council Tax Band C
- 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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(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	





### ADDITIONAL INFORMATION

Freehold  
Brick Built  
Council Tax Band C  
EPC Rating D  
UPVC Double Glazing  
Gas Central Heating  
Tonbridge And Malling Council.

### 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.

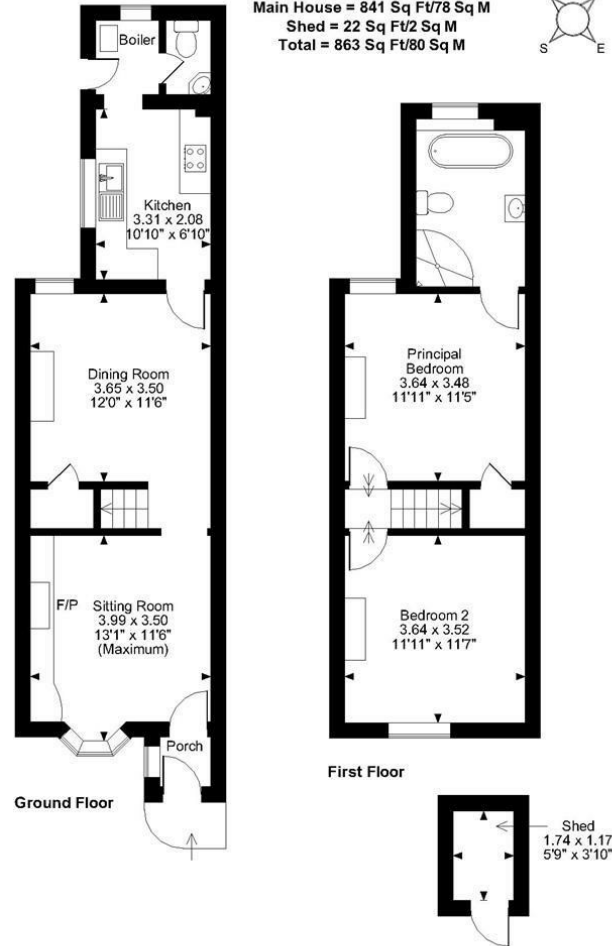
There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone 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.



New Road, Ditton, Aylesford  
Approximate Gross Internal Area  
Main House = 841 Sq Ft/78 Sq M  
Shed = 22 Sq Ft/2 Sq M  
Total = 863 Sq Ft/80 Sq M



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