



402 London Road, Ditton, Aylesford, Kent, ME20 6DA
Guide Price £900,000



Located just off the London Road in a pleasant cul de sac on the Ditton/Aylesford borders, this stunning detached family home is a true gem waiting to be discovered. Boasting 2 reception rooms, 5 bedrooms, and 3 bathrooms, perfect for a growing family.


Built in the 1930s/1950s and extended in 2014, this property offers charm and character while also offering modern amenities for comfortable living. The current owners have lovingly extended and improved the house, creating a spacious and versatile layout that is sure to impress.

As you step inside, you are greeted by an inviting entrance hall leading to a well-appointed living room opening to a delightful orangery, a generous sized modern open-plan kitchen/dining room, and a convenient utility room on the ground floor. The first floor is home to a generously sized master bedroom with fitted wardrobes and an en suite shower room, along with four more bedrooms and a family bathroom.

Outside, a gravel driveway accessed via a 5 bar gate and provides ample off-street parking and leads to a detached double garage with power, lighting, and additional storage space to the first floor. The rear garden, extending to approximately 114', offers a wonderful outdoor space for the family to enjoy.

Situated in a pleasant cul-de-sac set back off the London Road, this property is ideally located for modern family living. Close to local schools, Aylesford retail park, and a short distance from the M20, convenience is at your doorstep. Furthermore, Aylesford train station is just a 10-minute walk away, perfect for commuters.

- Beautifully Presented & Attractive Double Fronted Extended Detached Family Home
- Five Well Proportioned Bedrooms
- Principal Bedroom with En Suite
- Ground Floor Shower Room
- Attractive Orangery
- Utility Room
- Drive Way & Detached Double Garage
- Generous Sized Modern Open Plan Kitchen/Dining Room
- Large Living Room Measuring Approx. 29'2 x 14'
- Rear Garden Extending to Approx 114'

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	





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.

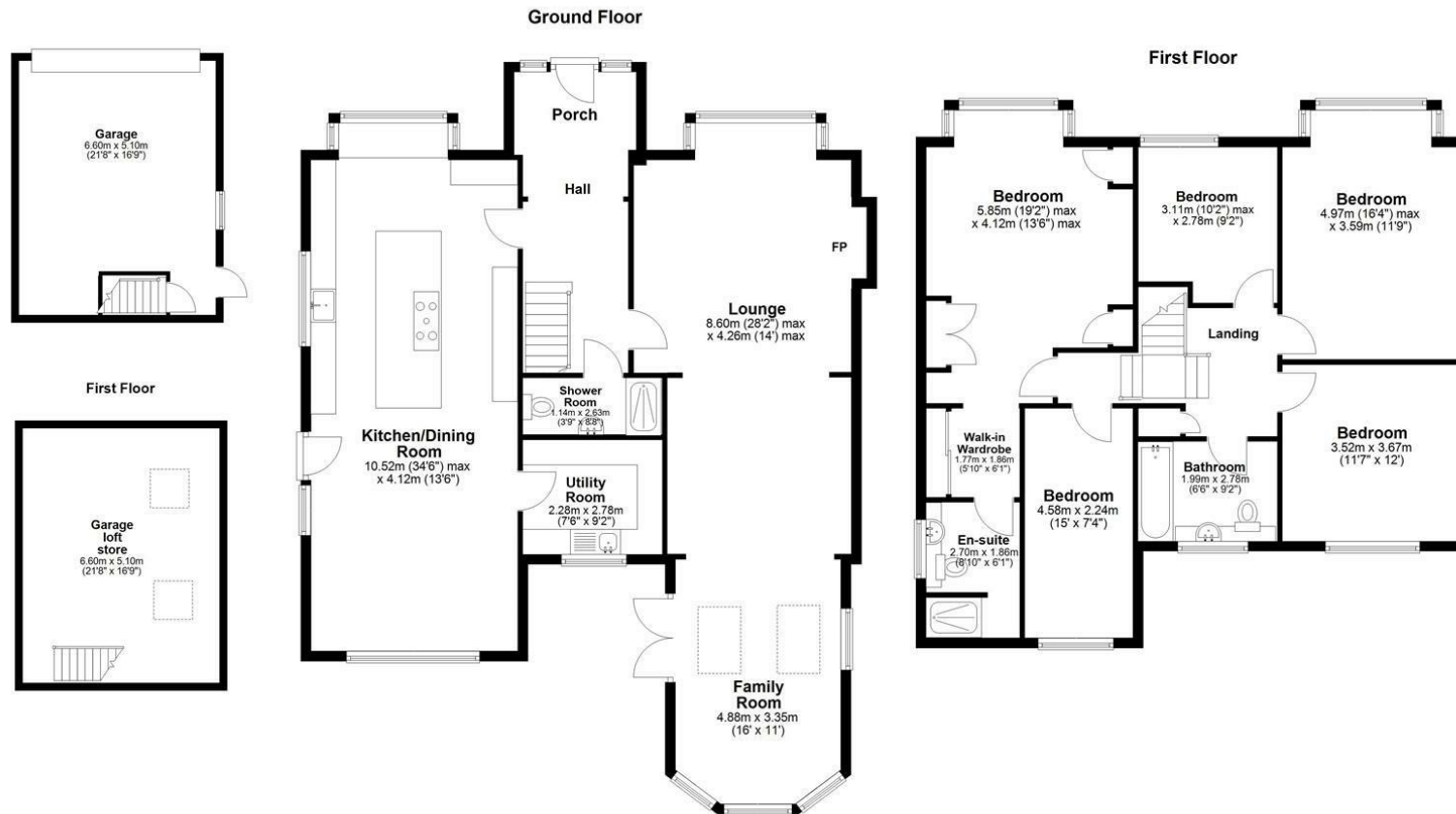
For the commuter Junction 4 and 5 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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 or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

- Freehold
- Council Tax Band F
- EPC Rating C
- UPVC Double Glazing
- Gas Central Heating
- Living Room with Log Burner
- Loft - boarded with ladder
- Kitchen has Integrated Dishwasher/Freestanding American Style Fridge/Freezer and Rangemaster Cooker which we understand are to remain.
- Alarm System & CCTV
- Extended 2014





Total area: approx. 278.9 sq. metres (3001.5 sq. feet)

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