



New Road, Ditton, Aylesford, ME20 6AD
Offers Over £270,000



CHAIN FREE 2 Bedroom House located in sought after Ditton in Aylesford.

Located in Ditton and close to an assortment of local shops, schools and amenities this house is a fantastic opportunity for adaption and is a wonderful refurbishment opportunity. There is parking in abundance on this house which is a huge benefit and an additional garage.

Accessed via a small number of steps you get to the front door which goes into a convenient porch. Moving through you find yourself in the breakfast room which has access to the kitchen. Beyond this area is the lounge and dining area which flows through to the garden via French windows. Upstairs you will find 2 bedrooms and the family bathroom.

The parking to the front is for multiple vehicles and benefits from further space with the garage. The back garden is south facing and a good size.

If you are looking to make a house into a home then this is the house for you and we encourage viewings asap to avoid disappointment.

- 2 Bedroom Semi Detached House
- CHAIN FREE
- REFURBISHMENT OPPORTUNITY
- Sought After Ditton Area
- Parking For Multiple Cars
- Garage
- Good Size South Facing Garden
- Close to local Schools and Amenities
- Ofsted Rated Outstanding local Schools
- EPC Rating Awaited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

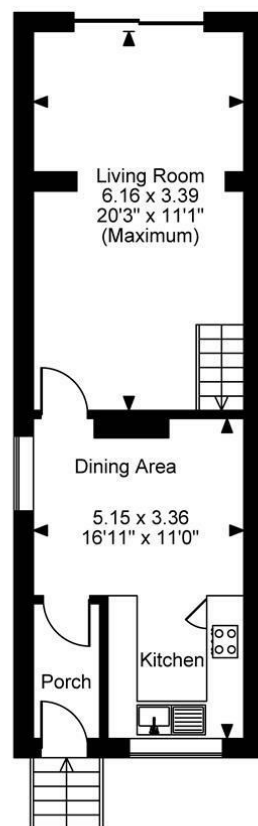
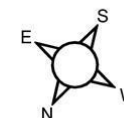
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

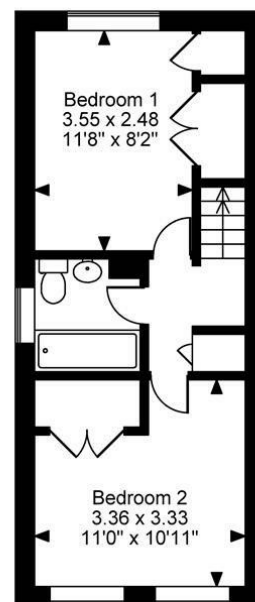
Freehold
Council Tax Band C
EPC Rating Awaited
UPVC Double Glazing
Gas Central Heating (regularly serviced)



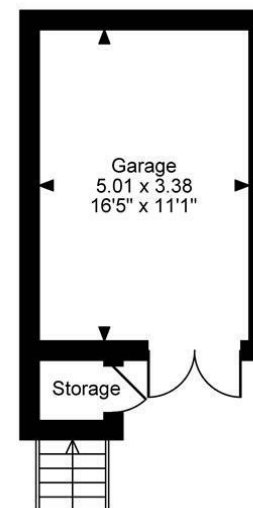
New Road, Ditton, Aylesford
Approximate Gross Internal Area
Main House = 736 Sq Ft/68 Sq M
Garage = 182 Sq Ft/17 Sq M
Storage external area = 11 Sq Ft/1 Sq M
Total = 918 Sq Ft/85 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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