



Pear Tree Avenue, Ditton, ME20 6EB
Offers In Excess Of £350,000



****OPEN HOUSE ON SATURDAY 15TH NOVEMEBR****

We are delighted to present this charming semi-detached house located on Pear Tree Avenue in the highly sought-after area of Ditton. This inviting home features a spacious kitchen that is perfect for culinary enthusiasts and a generously sized lounge that provides an ideal space for relaxation and entertaining.

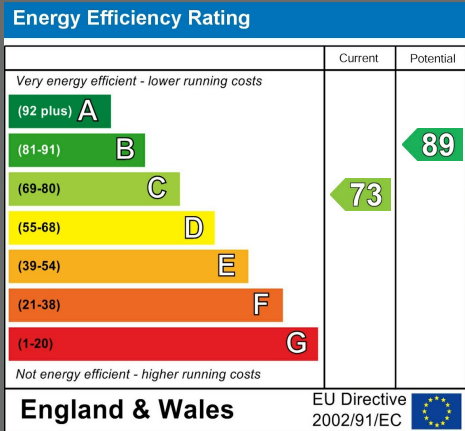
The CHAIN FREE property comprises three well-proportioned bedrooms, making it suitable for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Additionally, the property includes a garage on block, offering secure parking or valuable extra storage space, which is a rare find in this desirable location.

Situated in Ditton, this home benefits from excellent access to local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike. The convenient transport links further enhance its appeal, providing easy access to surrounding areas.

This property presents a fantastic opportunity for a range of buyers, whether you are a first-time buyer, a growing family, or an investor looking for a promising addition to your portfolio. Do not miss the chance to make this delightful house your new home.

- Three Bedroom Semi Detached House
- CHAIN FREE
- Beautifully Decorated Internally
- Quiet Cul De Sac Location
- Good Size Garden
- Stunning Kitchen
- Garage
- EPC Rating C





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
Brick Built
Council Tax Band D
EPC Rating C
UPVC Double Glazing
Gas Central Heating



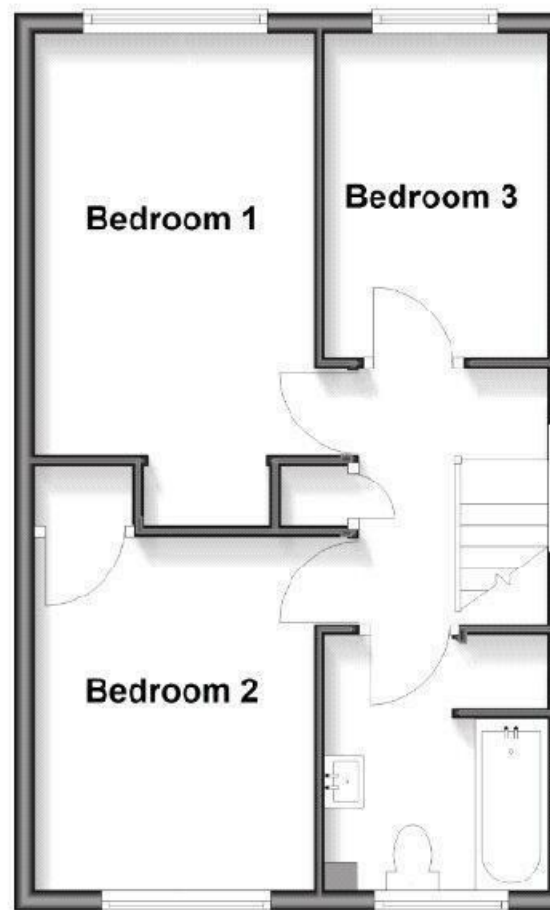
Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



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