



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£360,000**

**Freehold**

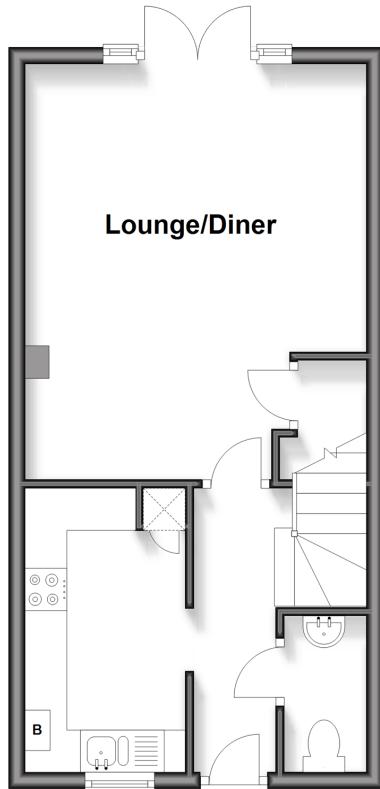
3x 2x 1x

**Brampton Field, Ditton,  
Aylesford, Kent, ME20**

*Wards*  
Helping you move forwards

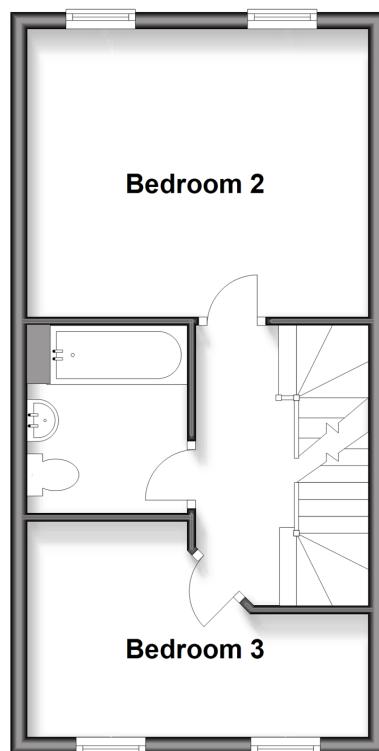
## Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



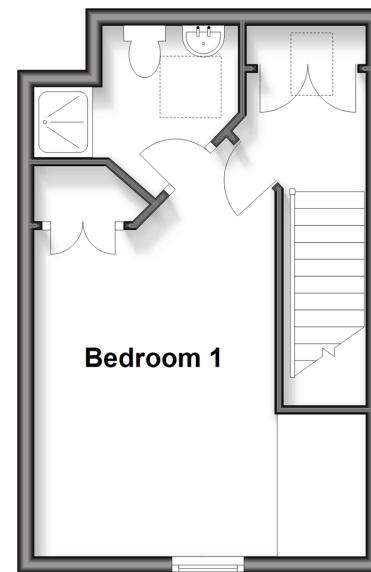
## First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



## Second Floor

Approx. 24.4 sq. metres (262.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 11'0 x 6'3 (3.36m x 1.91m)

Lounge/Diner: 15'9 x 14'0 at widest point (4.80m x 4.27m)

### FIRST FLOOR

Landing

Bedroom 2: 13'5 x 11'0 (4.09m x 3.36m)

Bedroom 3: 13'4 (4.07m) x 8'3 (2.52m) narrowing to 4'7 (1.40m)

Bathroom

### SECOND FLOOR

Landing

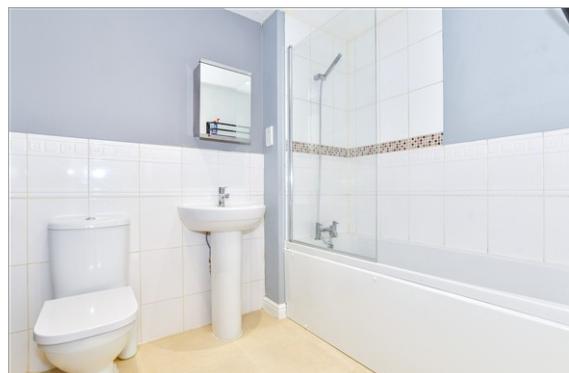
Bedroom 1: 14'9 (4.50m) x 13'4 (4.07m) narrowing to 10'0 (3.05m)

En-Suite Shower Room

### OUTSIDE

Front & Rear Gardens

Garage & Parking Space



## Main features

- Well presented throughout
- Enjoy the luxury of an en-suite shower room, a bathroom & a ground floor cloakroom
- Spacious & sociable lounge/diner - ideal for entertaining & bringing the family together
- Good schools & shops within walking distance
- Excellent commuter links by road & rail close by

### Nearest Schools

Primary Schools: Ditton C of E Junior School 0.2 miles, Brookfield Junior School 1.2 miles, Lunsford Primary 1.2 miles. Secondary Schools: Aylesford School 1.2 miles, The Malling School 1.6 miles, The Maplesden Noakes School 2.7 miles

### Transport Information

Train Stations: Aylesford 0.9 miles, West Malling 1.5 miles, East Malling 2.1 miles

### Address

Brampton Field, Ditton, Aylesford, Kent, ME20

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING  
C(78) | B(82)  
CURRENT: POTENTIAL:  
12935551/20251128/JT/JT