

Guide Price £260,000
Freehold



**London Road, Ditton, Kent,
ME20 6BX**

- Stunning 2 bedroom terraced cottage
- Immaculate throughout
- Just move in with nothing to do
- All you need close by
- Chain free sale

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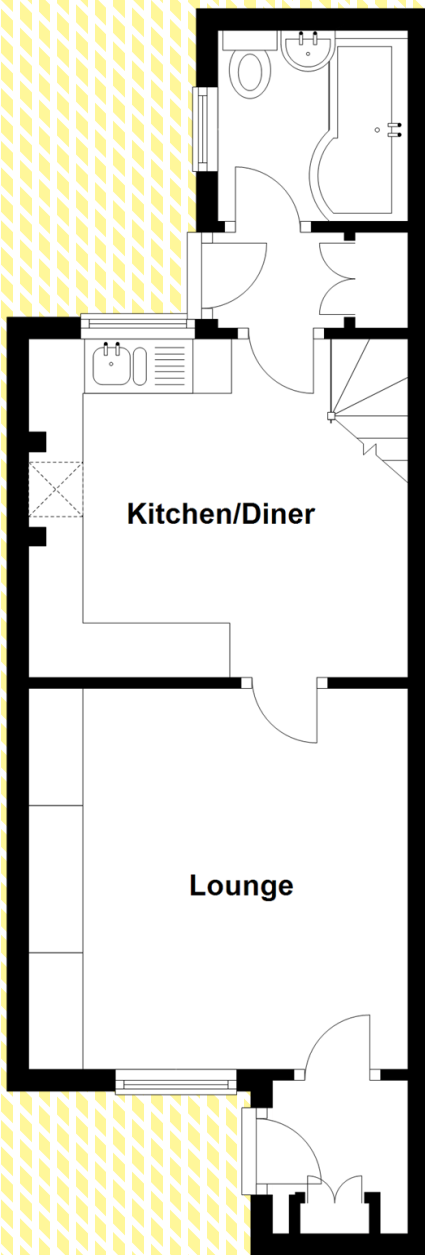
You will be buying into part of local history when you purchase this attractive period property; according to the owner's research it dates back to around 1862 when much of the surrounding area was farmland and orchards. Set nicely back from the road it now has the valuable addition of a smart double width driveway for easy and convenient parking; a real asset to this cottage style home when many other properties of this era struggle for any form off parking.

Forget any DIY work, as this home has been beautifully restored and improved. Much time and money has been spent on it which will be evident as soon as you step inside! It has a real "cottagey" feel with a cosy lounge to relax after a busy day at work and a stunning country cottage style kitchen/diner with a space saving built-in dining table, so you can enjoy a meal together without having to eat off your lap. Much thought has gone into the "extras" here, with plenty of storage cupboards and spaces to keep the clutter to a minimum and a shower end bath; giving you the choice of a quick revitalising shower or a long hot soak when time permits. The owner is offering the home for sale "chain free" so you will have no chain worries.

Accommodation

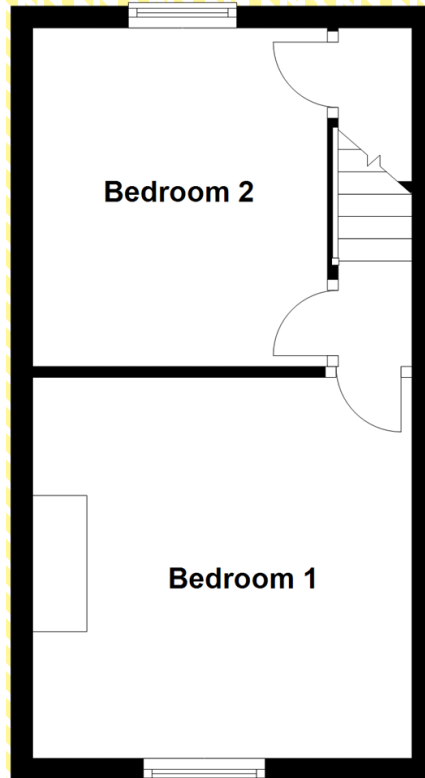
Ground Floor

Approx. 327.6 sq. feet



First Floor

Approx. 253.4 sq. feet



GROUND FLOOR

Entrance Porch

Lounge

11'4 x 11'4 (3.46m x 3.46m)

Kitchen/Diner

11'5 x 10'2 (3.48m x 3.10m)

Lobby

Bathroom

FIRST FLOOR

Landing

Bedroom 1

11'8 x 11'6 (3.56m x 3.51m)

Bedroom 2

10'2 x 9'0 (3.10m x 2.75m)

OUTSIDE

Front Garden

Driveway

Rear Garden





Nearest Schools

Primary Schools: Ditton C of E Junior School 0.4 miles, Brookfield Junior School 0.8 miles, Lunsford Primary 0.8 miles

Secondary Schools: Aylesford School - Sports College 0.8 miles, The Malling School 1.2 miles, St Augustine Academy 2.8 miles



Transport Information

Train Stations: Aylesford 0.7 miles, East Malling 1.6 miles, West Malling 1.6 miles



Directions

For directions to this property please contact us.



Address

London Road, Ditton, Kent, ME20 6BX

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



LARKFIELD

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EPC RATING



CURRENT:

D(58)

POTENTIAL:

D(61)

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IN PEOPLE

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.
*Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 40%. You could increase your budget, raise money and/or clear debts.

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