



55, Cobdown Close, Ditton, Aylesford, ME20 6SZ
Offers In The Region Of £400,000

About this property.....

Introducing this charming 3-bedroom semi-detached home, in this sought after cul-de-sac location. The property offers the opportunity to extend both to the rear and side (subject to the usual consents), providing ample space for your creative vision to flourish.

A long front garden welcomes you upon arrival. The entrance hall sets the tone for this light and airy home, and has space for shoes and coats. The ground floor currently comprises an open plan living-dining room and separate kitchen with handy serving hatch but we guess most new owners will have some grand plans involving roof lanterns, bi-folding doors and kitchen islands!

Three well-proportioned bedrooms offer space for the family with scope to add bedroom space to the side or rear of property while a family bathroom caters to daily needs.

The rear garden is a great size and faces a sunny south-westerly direction. The garage adjoining the garden and there are also double gates opening to the side garden making this home perfect for vehicle enthusiasts or those running a business from home, offering convenient access and versatile usage.

With its flexible layout and abundant potential, this semi-detached home presents an exciting opportunity to customise and make your own. Contact us today to arrange a viewing and take the first step towards realising your dream home.

Situation.....

If you're looking for a picturesque village with great local amenities, Ditton is a great choice.

The village boasts a large recreation ground and community centre, and a range of independent shops including a post office and village store. There is also both infant and junior schools with a secondary school in the neighbouring village of Aylesford.

Sports enthusiasts will love the 28-acre sports club with offerings for all ages including football, hockey, squash, a gym, and even a sauna and sports bar.

Commuting is a breeze, with Ebbsfleet International Station just a half-hour drive away (17 miles) offering frequent high-speed trains to London St Pancras in as little as 19 minutes.











What the owner says.....

Our family has loved living in Cobdown Close - we've lived in this property for almost 6 years. Our neighbours are super friendly and our children all play together at weekends and during holidays.

The property benefits from having the sun in the front garden until midday and then moves round to the back garden all afternoon until it sets, a great social space to be enjoyed by both adults and children. Centrally located, and within the catchment area, the local primary schools (5) are within an easy 10-15 minute walk or a few minutes by car. We have a handy alleyway to the rear of the property which takes you to Bell Lane and Oak Drive (great for children attending Brookfield and Lunsford schools) and the leisure centre on our doorstep. In the opposite direction, the property is within walking distance to Ditton Infant and Junior schools, K-Sports, Aylesford train station and Aylesford primary and secondary schools on Teapot Lane.

The road is safe and quiet and our neighbours all look out for each other. We will miss living on the street immensely and feel lucky to have made so many happy memories with our children!





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55 Cobdown Close, Ditton



Approx. Gross Internal Floor Area 794 sq. ft / 73.78 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



