



London Road, Ditton, Aylesford, ME20 6DL
Offers Over £400,000



This is a remarkable three double bedroom terraced house, dating back to before 1900, offering a unique blend of character and modern living. Spanning over four floors and boasting more than 1290 square feet of accommodation, this home is a rare find in today's market.

As you enter, you are welcomed into a delightful sitting room, featuring a charming bay window, a traditional fireplace, and exposed brickwork that adds to the property's character. The inviting kitchen/breakfast room is equipped with an original Rayburn cooker and ample storage, making it a perfect space for culinary enthusiasts. A convenient downstairs shower room and a utility room, which houses an integrated washing machine and provides access to the rear garden, enhance the practicality of this home.

The first floor hosts two generously sized bedrooms, complemented by a spacious family bathroom that includes a separate shower and a classic cast iron bathtub. Ascending to the top floor, you will discover a magnificent master bedroom, measuring approximately 20 feet, with dual aspect windows that offer enviable views.

Outside, the property features a private rear garden with a desirable southerly aspect, combining a patio area and artificial lawn, ideal for relaxation and entertaining. Off-road parking at the rear ensures that your parking needs are well catered for. Parking incentive offered - please contact the office to discuss further.

Conveniently located, this home is within easy reach of local amenities, including a nearby train station, regular bus services, and the M20 motorway network, making it perfect for commuters. Additionally, local schools are within walking distance, making this property an excellent choice for families. This beautiful and spacious home, rich in character and modern conveniences, is not to be missed.

- 3 Bedroom Terraced Cottage
- Beautiful Ragstone Family Home
- Stunning Top Floor Master Bedroom
- Authentic Cottage Features
- Spread Over Four Floors
- First Floor Bathroom And Ground Floor Shower Room
- South Facing Garden
- Parking To The Rear
- Local Amenities & Excellent Transport Links
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have 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 in Larkfield (including Martin's Square). 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 5 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

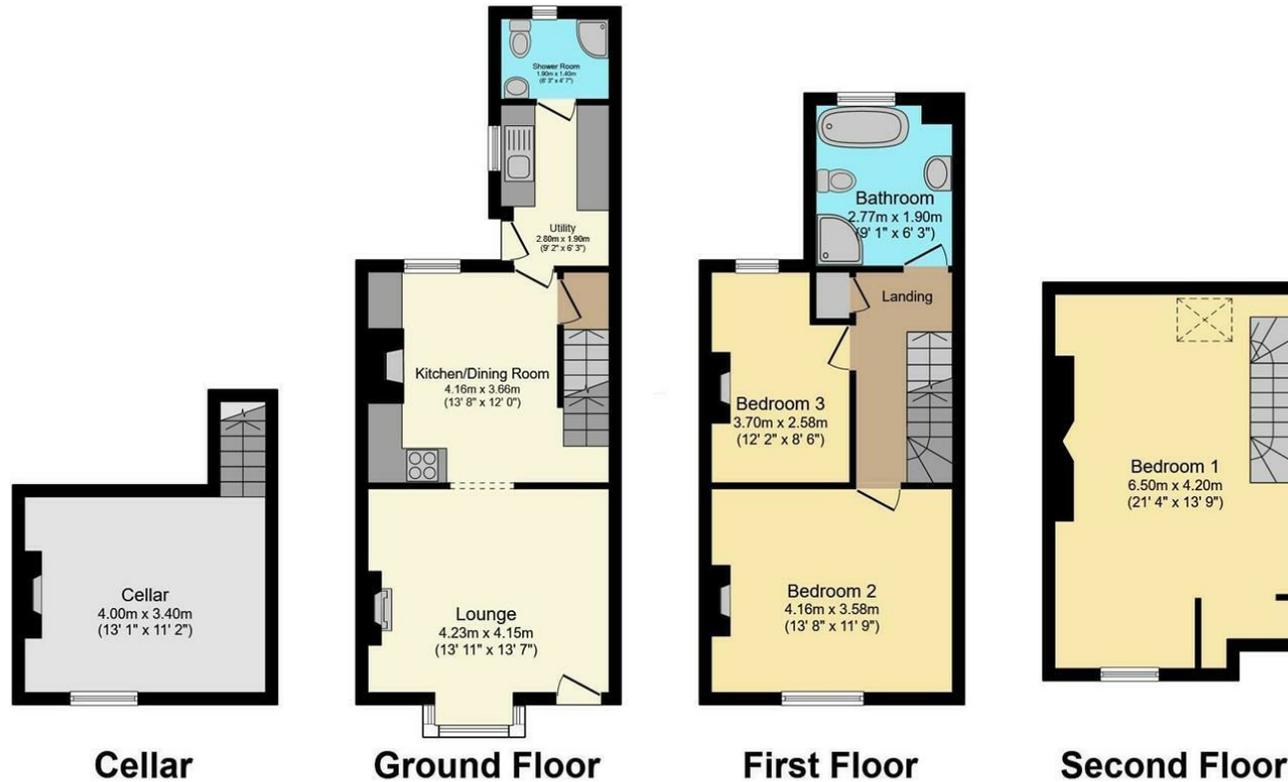
Freehold House

Council Tax Band C

EPC Rating D

Parking incentive offered - please contact the office to discuss further.





Total floor area 120.2 m² (1,294 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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