



25 Katy Avenue, Ditton
Guide Price £425,000

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25 Katy Avenue

Ditton, Aylesford

Stunning 3-bed detached home with open plan living, modern kitchen, en-suite, solar panels, garage, off-road parking, and private garden. Guide price £425,000 to £450,000.

Council Tax band: E

Tenure: Freehold

- Detached modern house
- Private fenced garden
- Off-road parking
- Detached garage
- Solar panels (energy efficient)
- Open plan kitchen dining living area
- Modern kitchen with integrated appliances
- Contemporary bathrooms
- En-suite bathroom to principal bedroom
- French doors to garden



Kitchen / Diner

11' 1" x 18' 10" (3.38m x 5.74m)

Living Room

15' 6" x 9' 10" (4.73m x 3.00m)

Utility Room

4' 9" x 4' 5" (1.46m x 1.34m)

Bedroom 1

9' 11" x 14' 7" (3.02m x 4.44m)

Bedroom 2

12' 6" x 11' 2" (3.81m x 3.40m)

Bedroom 3

11' 5" x 7' 4" (3.48m x 2.24m)

Bathroom

Wc

En-suite

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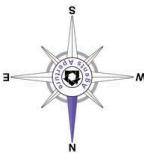


GARDEN

GARAGE

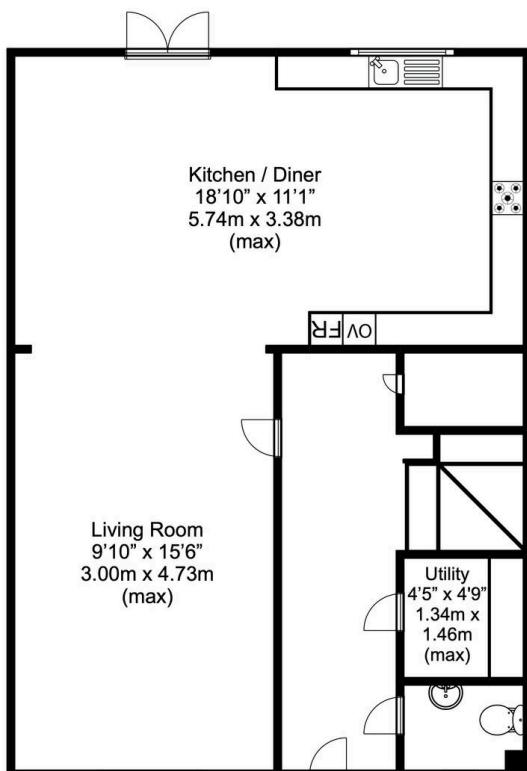
Single Garage





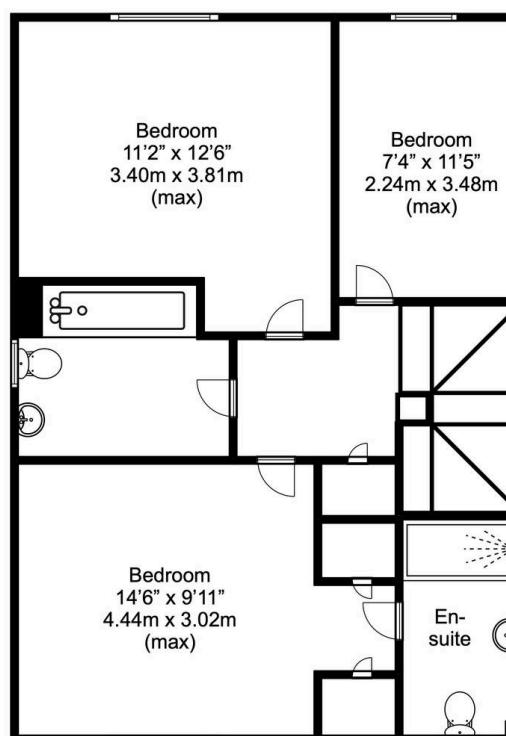
Approx. total
floor area
(Excl. Garage)
1,016 SQ.FT.
94.48 SQ.M.

Garage
20'5" x 10'8"
6.22m x 3.27m
(max)



Ground Floor
Approx. floor area
(Excl. Garage)
508 SQ.FT.
47.24 SQ.M.

Entrance



First Floor
Approx. floor area
508 SQ.FT.
47.24 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



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