



Woodlands Road, Ditton, ME20 6HF
Offers Over £340,000



This is a lovely 3 bedroom semi-detached home which benefits from a driveway to the front providing off-road parking, as well as a large car port/outside area providing ample space for adaption subject to planning.

Inside, the accommodation begins with a welcoming entrance hallway leading to a versatile large family room and a downstairs renovated shower room. The kitchen partly opens out to the dining area adding to the light.

Upstairs, you'll find three bright bedrooms with ample built in wardrobe storage in the master bedroom and two further bedrooms. Externally, the home boasts an enclosed tiered garden which has rather stunning views from the top level giving a lovely evening feel for summer evenings watching the sunset.

The carport area adds a really versatile area which is a great space as it is but could offer a possibility for future extending subject to planning permission. The garden is a lovely space over several tiered levels with views over the downs in the background that would make a beautiful set for summer evenings watching the sunset.

Located in the popular area of Ditton, the home is within easy reach of local amenities, including the highly regarded Ditton Infant School and nearby recreational areas. For commuters and shoppers alike, the M20 motorway is easily accessible, with mainline stations at Aylesford, East Malling, and West Malling offering direct routes to London. Aylesford Retail Park and several major supermarkets are just a short drive away.

- 3 Bedroom Semi Detached House
- Lovely Ditton Area
- Driveway For 2 Cars
- Big Side Car Port
- Tiered Garden
- Lovely Views Out To Downs
- Great Family Home
- EPC Rating Awaited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR DITTON

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

For recreation you have a K-Sports Centre, 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 at Ditton, Larkfield and Aylesford. 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 4.6 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.

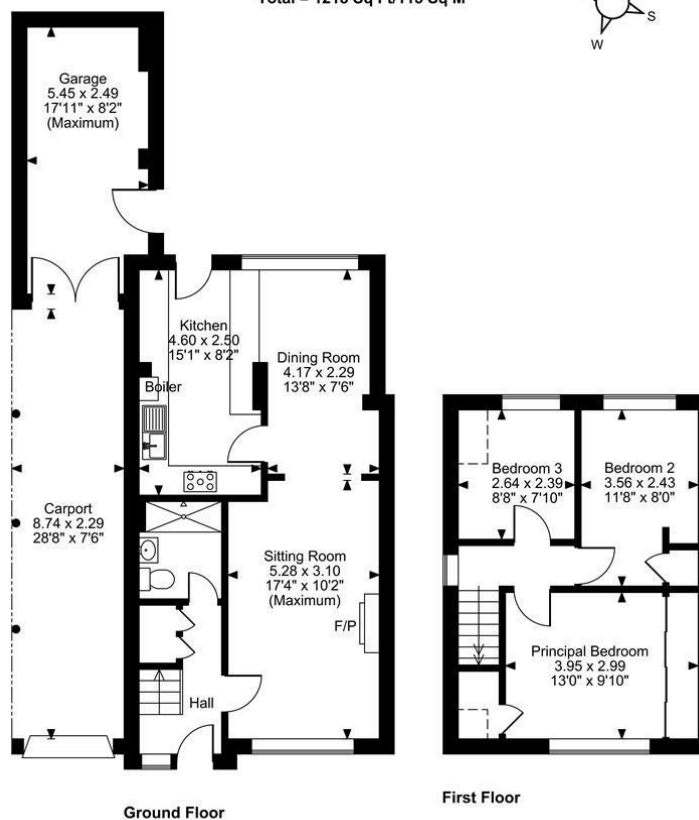
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Brick Built House
Council Tax Band C
EPC Rating Awaited
UPVC Double Glazing
Gas Central Heating



Woodlands Road, Ditton, Aylesford
Approximate Gross Internal Area
Main House = 852 Sq Ft/79 Sq M
Garage & Carport = 366 Sq Ft/34 Sq M
Total = 1218 Sq Ft/113 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8683998/SAP

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

