



**New Road, Ditton, Aylesford, ME20 6AR**  
**Offers In Excess Of £250,000**



CHAIN FREE COMPLETE REFURBUSHMENT OPPORTUNITY

Page & Wells are excited to market this three-bedroom semi-detached home, located in the highly sought-after area of Ditton, Aylesford. Requiring complete refurbishment, this property offers an exceptional opportunity for buyers looking to put their own stamp on a home.

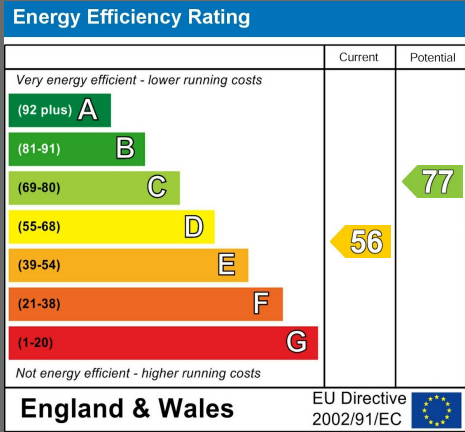
Coming to the market for the first time since it was built and owned by the same family since the 1960s, it features a generous front garden and an impressive 118ft rear garden, both offering fantastic potential for landscaping and outdoor living.

Inside, the ground floor includes a reception room, kitchen, and the main bathroom, ready for modernisation or reconfiguration. Upstairs, you'll find three well-proportioned bedrooms, while a driveway provides valuable off-street parking.

With amenities, schools, and transport links close by, this long-held family home presents an exciting blank canvas for those ready to take on a rewarding project.

Early interest is anticipated - contact Page & Wells today to arrange your viewing and avoid disappointment.

- CHAIN FREE
- Popular Ditton Location
- Exciting Renovation Opportunity
- Semi-Detached Family Home
- Three Bedrooms
- Downstairs Bathroom
- Off Street Parking
- Impressive 118 ft Rear Garden
- EPC Rating D





### 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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### ADDITIONAL INFORMATION

CHAIN FREE

Freehold

Council Tax Band C

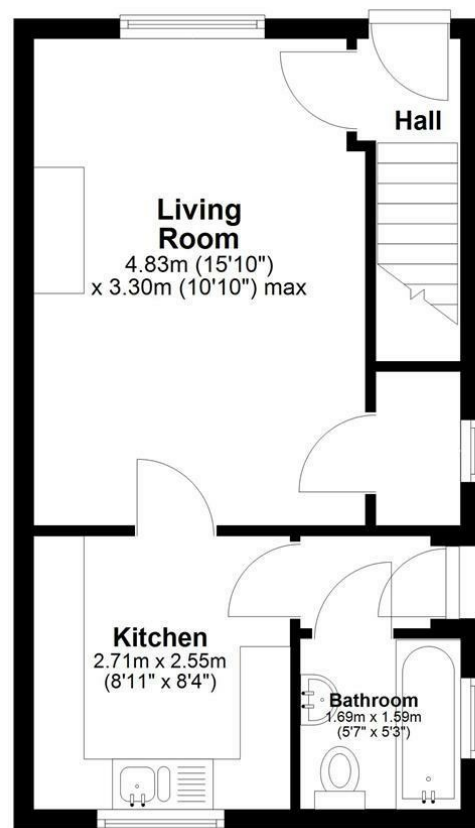
EPC Rating D

Double Glazing

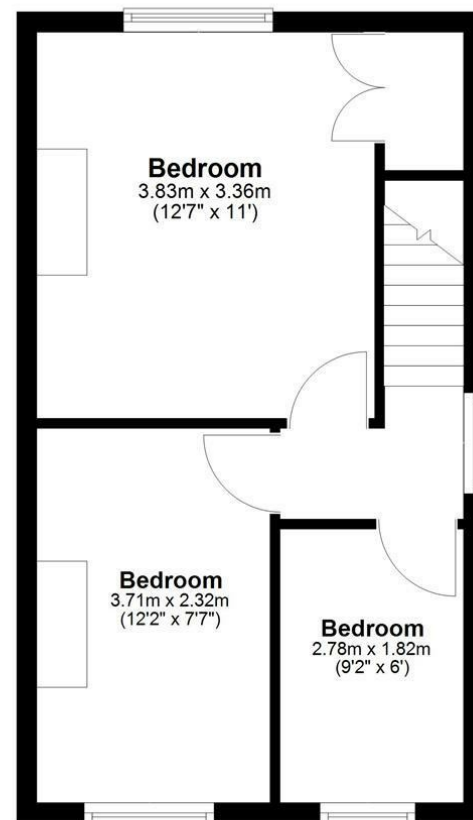
Gas Central Heating



## Ground Floor



## First Floor



Total area: approx. 64.5 sq. metres (693.8 sq. feet)

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

