London Road, Ditton, Aylesford, ME20 6BZ
Guide Price £550,000

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GUIDE PRICE £550,000 - £600,000 *IMPRESSIVE UPDATED FAMILY HOME WITH ADDITIONAL 2 BEDROOM ANNEX*

This 1935-built house offers a delightful blend of modern living and classic appeal. There is a lovely lounge and a well-appointed modern kitchen/diner. There are three bedrooms upstairs and a family bathroom too.

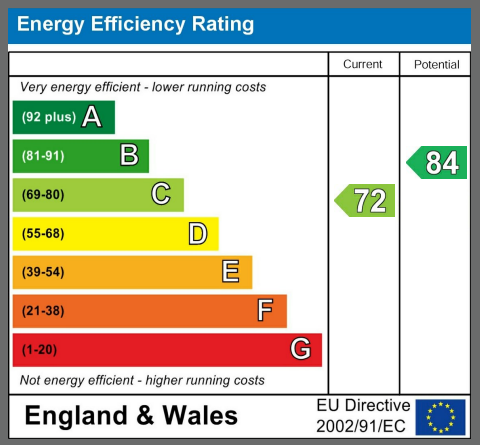
One of the standout features of this property is the expansive garden, measuring an impressive 180 feet in length. Within this huge outdoor space lies a substantial 483 square foot separate annex, which presents a wealth of possibilities for various family needs. Currently the annex has 2 bedrooms, a lounge, kitchen and shower room.

The property also boasts a generous driveway, capable of accommodating numerous vehicles, making it ideal for families or those who enjoy hosting guests. This spacious plot offers a wonderful opportunity for family living in a sought-after location.

With its unique features and well-maintained interiors, this house is truly deserving of a viewing. We encourage you to act swiftly to avoid disappointment, as properties of this calibre are in high demand.

The main house and Annex are on separate tax bands and utilities but are on 1 title

- **GUIDE PRICE £550,000 - £600,000**
- **Impressive 3 Bedroom House And 2 Bedroom Annex**
- **Sought After Ditton Aylesford Borders**
- **Lovely Updated Modern Kitchen/Diner**
- **483 Sq Ft 2 Bedroom Separate Annex**
- **Huge Driveway**
- **180 ft Garden With Hot Tub**
- **Walking Distance To Ofsted Schools**
- **EPC Rating C**



LOCAL AREA INFORMATION FOR DITTON

Ditton 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 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
Main House Council Tax Band D
Annex Council Tax Band A
EPC Rating C
UPVC Double Glazing
Gas Central Heating

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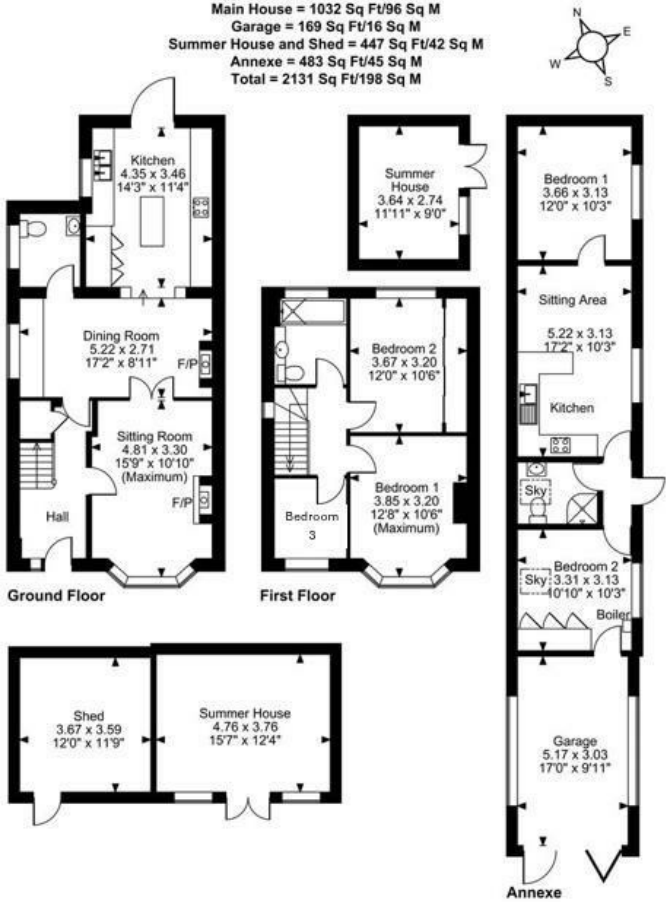
London Road, Ditton, Aylesford
Approximate Gross Internal Area
Main House = 1032 Sq Ft/96 Sq M
Garage = 169 Sq Ft/16 Sq M
Summer House and Shed = 447 Sq Ft/42 Sq M
Annexe = 483 Sq Ft/45 Sq M
Total = 2131 Sq Ft/198 Sq M



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