



Station Road, Ditton, Aylesford, ME20 6AZ
Offers Over £350,000



Located on Station Road in the charming area of Ditton, Aylesford, this impressive 4 BEDROOM semi-detached house presents a wonderful opportunity for those seeking a spacious family home.

With 1,101 square foot of potential this property boasts four well-proportioned bedrooms, making it ideal for families there are endless possibilities with adaptations and possible extending of this house (subject to permission)

The heart of the home is undoubtedly the expansive 29.4ft kitchen/diner, but there are additional reception rooms providing versatile living spaces. Additionally, the presence of two bathrooms adds convenience for adaptations both downstairs and upstairs.

For those with a creative flair, this property offers the potential for further enhancement, allowing you to add your personal touch and increase its value. The convenience of a garage alleviates any parking concerns, providing secure space for your vehicle and additional storage options.

Situated close to local amenities, this home ensures that everything you need is within easy reach, enhancing your day-to-day living experience.

- 4 Bedroom House
- Sought After Ditton Location
- Spacious Plot
- 2 Reception Rooms
- Fabulous Project Home
- Large Garden
- Garage
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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 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
Council Tax Band D
EPC Rating D
Gas Central Heating





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 guarantees 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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