Fernleigh Rise, Ditton, Aylesford, ME20 6BS

£400,000

Page & Wells

Generous Sized Rear Garden

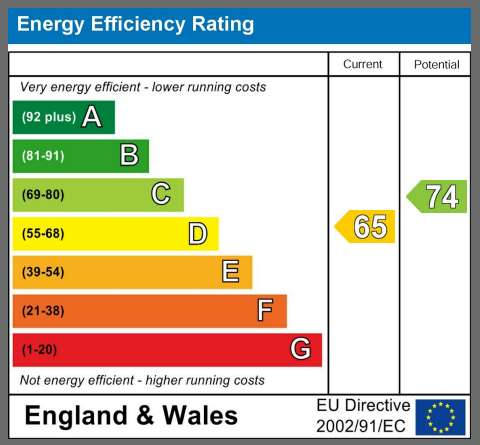
This beautifully maintained three bedroom semi detached family home is situated in an established residential road within the highly sought after area of Ditton, offering well proportioned accommodation throughout.

The ground floor comprises a welcoming entrance hall, a spacious living room, and an open plan kitchen/dining room, creating the perfect space for both everyday living and entertaining. Upstairs, there are three bedrooms and a contemporary bathroom.

Externally, the property benefits from a driveway providing off-road parking, leading to a useful storage garage, which is too narrow to accommodate a car, together with a generous rear garden offering an excellent outdoor space for families and summer entertaining.

Conveniently positioned close to highly regarded local schools, shops and everyday amenities, the property also enjoys excellent transport links, with easy access to Junctions 4 and 5 of the M20, making it an ideal choice for commuters.

- **Beautifully Maintained Semi Detached House**
- **Three Bedrooms**
- **Good Sized Living Room**
- **Open Plan Kitchen/Dining Room**
- **First Floor Bathroom**
- **Driveway**
- **Generous Sized Rear Garden**
- **EPC Rating: Awaited**



LOCAL AREA INFORMATION FOR DITTON

Ditton is a well established residential area, ideally located for a wide range of amenities and excellent transport connections. Residents benefit from an excellent selection of shops, supermarkets, cafés and restaurants in nearby Ditton, Larkfield and Aylesford, while the historic market town of West Malling, approximately 3 miles away, offers an attractive high street with an excellent choice of independent shops, restaurants, cafés and public houses. Maidstone town centre is approximately 5 miles away and provides an extensive range of shopping, leisure and entertainment facilities.

The area also offers a variety of recreational opportunities, including the nearby Larkfield Leisure Centre, numerous parks and open green spaces, together with the popular Leybourne Lakes Country Park and Manor Park, both ideal for walking, cycling and other outdoor pursuits.

For commuters, Junction 4 of the M20 is easily accessible, providing excellent road links to London, the Kent coast and the wider motorway network. Mainline railway stations can be found at West Malling, Aylesford and East Malling, offering regular services to London and the surrounding areas.

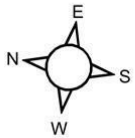
Families are well catered for with a comprehensive range of primary, secondary, grammar and independent schools within the locality. For further information on local schools, please visit www.kent-pages.co.uk/education or ask Page & Wells for a copy of our Key Facts for Buyers Guide.

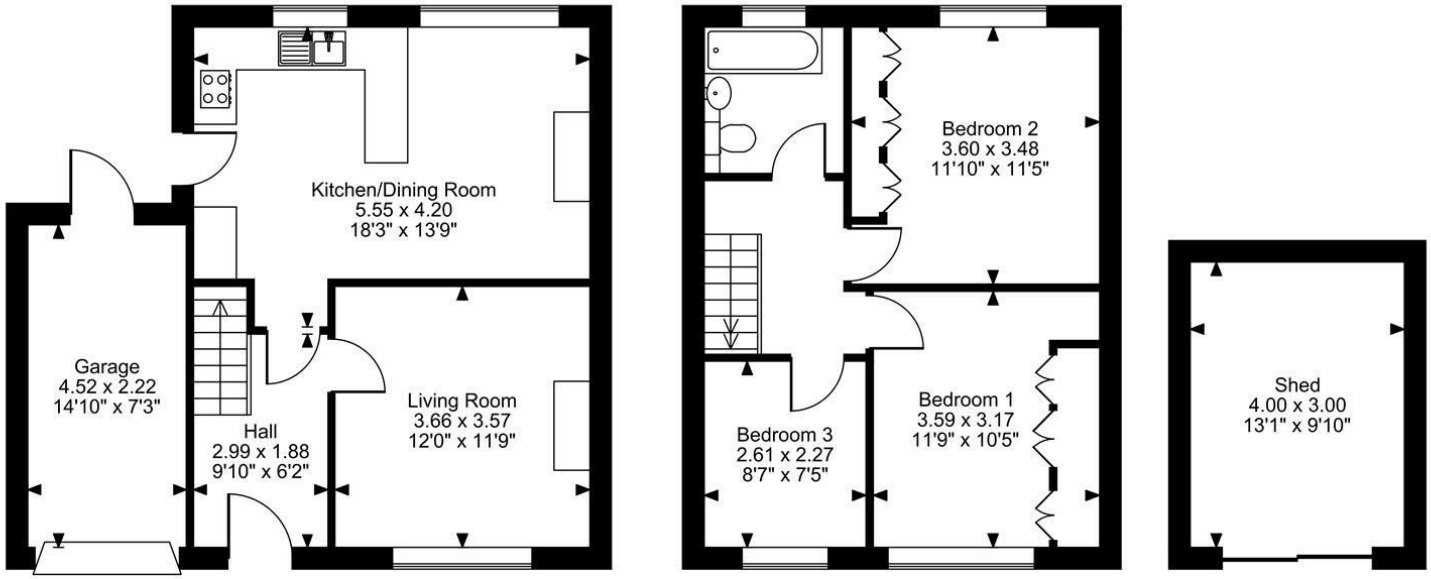
ADDITIONAL INFORMATION

Freehold
Council Tax Band D
EPC Rating TBC
Double Glazing
Gas Central Heating
Loft

01732 841164
larkfield@page-wells.co.uk

Fernleigh Rise, Ditton, Aylesford, Kent
Approximate Gross Internal Area
Main House = 863 Sq Ft/80 Sq M
Garage = 108 Sq Ft/10 Sq M
Shed = 129 Sq Ft/12 Sq M
Total = 1100 Sq Ft/102 Sq M





Ground Floor **First Floor**

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