



**Guide Price**  
**£425,000**

**Freehold**

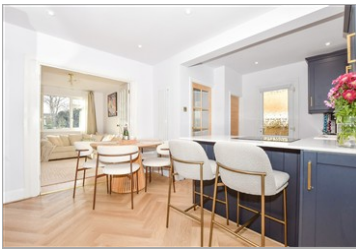
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**London Road, Ditton,  
Aylesford, Kent, ME20**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Well presented throughout
- Fantastic kitchen/dining area - perfect for entertaining
- The park like rear garden is a wonderful space to enjoy
- Excellent schools & amenities within easy reach
- Great commuter links by road & rail close by

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 12'7 x 10'9 (3.84m x 3.28m)  
Kitchen/Dining Area: 16'2 x 11'10 (4.93m x 3.61m)  
Conservatory: 10'10 x 8'7 (3.30m x 2.62m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'0 x 10'4 (3.36m x 3.15m)  
Bedroom 2: 11'10 x 10'4 (3.61m x 3.15m)  
Bedroom 3: 7'1 x 6'6 (2.16m x 1.98m)  
Bathroom

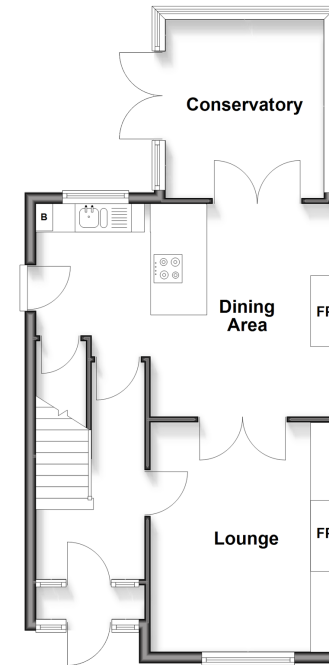
### OUTBUILDING

Garage  
Room 1: 9'7 x 9'6 (2.92m x 2.90m)

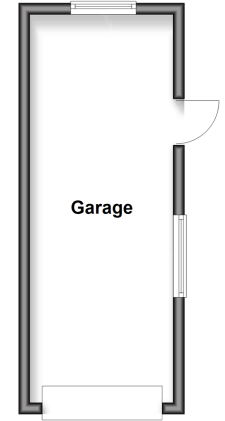
### OUTSIDE

Driveway  
Front & Rear Gardens

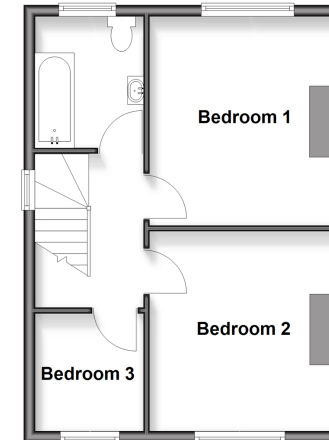
**Ground Floor**  
Approx. 50.5 sq. metres (543.2 sq. feet)



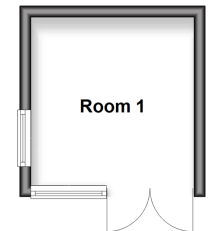
**Outbuilding 1**  
Approx. 17.5 sq. metres (188.1 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (423.9 sq. feet)



**Outbuilding 2**  
Approx. 8.6 sq. metres (92.8 sq. feet)



**Call Larkfield - 01732 847877 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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