

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2026. Produced for Simon Miller & Company. REF: 1498435



46 Station Road, Ditton, Kent, ME20 6AY

ASKING PRICE: £475,000
EPC RATING: D





A beautifully refurbished three-bedroom semi-detached home situated in one of Aylesford's most desirable locations, offering stylish modern living combined with a stunning 142ft landscaped rear garden. Located on the highly sought-after Station Road, this impressive family home has been thoughtfully updated throughout by the current owners, creating a property that is ready to move straight into. Finished with tasteful décor, modern improvements, and a wonderful sense of space, this home perfectly combines character, practicality, and contemporary living.

The ground floor offers a fantastic layout with a welcoming lounge positioned at the front of the property. This inviting reception room benefits from a charming bay window which floods the space with natural light, while the feature fireplace creates an attractive focal point and adds a lovely sense of character and warmth to the room.

The stylish kitchen has been thoughtfully designed, featuring a beautiful butler sink which adds a charming traditional touch, while still offering all the practicality expected from a modern family home. The kitchen is complemented by a separate utility room, providing excellent additional storage and practical space, while a downstairs cloakroom adds further convenience for everyday living.

To the rear of the property is a superb conservatory, currently used as a dining room, but offering excellent flexibility as an additional reception space, home office, or family room. With direct views over the garden, this is a fantastic area to enjoy throughout the year and provides a seamless connection between the home and outdoor space.

Upstairs, the property provides three well-proportioned bedrooms and a modern family bathroom. The main bedroom is a particularly attractive feature, benefiting from a bay window which adds character and enhances the feeling of space and natural light.

Outside, the rear garden is a true highlight of the home. Measuring approximately 142ft, the garden has been beautifully re-landscaped to create a wonderful outdoor space, featuring a patio seating area, wooden pergola, and stylish lighting, making it perfect for entertaining, dining outdoors, or relaxing during the summer evenings. The garden also benefits from an electricity feed which has been wired directly from the house mains board to the top of the garden, providing excellent potential for the creation of a home office, gym, studio, or additional outdoor living space. The front of the property also benefits from a generous driveway providing parking for multiple vehicles, with external lighting adding both practicality and kerb appeal.

Aylesford is a highly desirable village offering an excellent range of local amenities, including shops, restaurants, cafés, and everyday conveniences. The area is particularly popular with families due to the highly regarded local schools, including an Ofsted Outstanding primary school within the village. Excellent transport connections are also close by, with easy access to the M20 motorway network, making this an ideal location for commuters.

A superb opportunity to purchase a beautifully improved home in a prime Aylesford location, offering exceptional outdoor space, versatile accommodation, and a wonderful blend of modern living and character features throughout.

Freehold
EPC: D
Council Tax: D
Full Fibre Broadband Expected Next Year



- **CHAIN FREE!!**
- **BEAUTIFULLY REFURBISHED THREE-BEDROOM SEMI-DETACHED**
- **STUNNING 142FT LANDSCAPED REAR GARDEN**
- **GENEROUS FRONT DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES**
- **STYLISH MODERN KITCHEN**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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