



Brampton Field, Ditton, ME20 6ED
Guide Price £360,000



Situated in the highly sought-after area of Ditton, Page & Wells are delighted to bring this beautifully arranged three-bedroom terraced townhouse to the market.

Upon entering the property, you are welcomed into an entrance hallway, with the kitchen conveniently located just off the hall. To the rear, a spacious and light-filled living/dining room provides an ideal space for both relaxing and entertaining, with French doors opening directly onto the private rear garden. The ground floor accommodation is completed by a cloakroom.


The first floor offers a well-proportioned double bedroom featuring dual-aspect windows allowing plenty of natural light. The third bedroom, currently used as a study, is perfect for home working or a nursery. A modern family bathroom serves this floor.

Occupying the entire top floor is the impressive principal bedroom suite, complemented by a private ensuite shower room. All three bedrooms benefit from fitted storage, providing practical space throughout the home.

Outside, the property enjoys a pleasant rear garden, which also provides access to the garage, along with an allocated parking space in front.

Early viewing is highly recommended. Please contact us to arrange an appointment and avoid disappointment.

- 3 Bedroom Townhouse
- Sought After Ditton Location
- Three Good Size Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Garage Accessed Via Rear Garden
- Allocated Parking Space In Front Of Garage
- Close To Local Amenities And Schools
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C	78		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		





Entrance Hall

Cloakroom

Kitchen 11'0 x 6'5 (3.35m x 1.96m)

Living/ Dining Room 16'6 x 13'5 (5.03m x 4.09m)

Bedroom 2 13'5 x 11'1 (4.09m x 3.38m)

Bedroom 3 11'4 x 8'2 (3.45m x 2.49m)

Family Bathroom

Main Bedroom 12'0 x 9'11 (3.66m x 3.02m)

Ensuite

Rear Garden

Garage

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 C

Double Glazing

Gas Central Heating



Awaiting Floor Plan

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