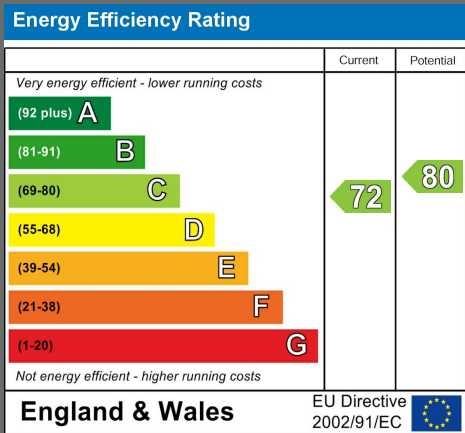




London Road, Ditton, Aylesford, Kent, ME20 6BX
Offers Over £260,000

Page & Wells are delighted to offer for sale this well presented two bedroom terraced home, situated in a popular and convenient residential location in Ditton. Offering well planned accommodation, the property comprises a comfortable lounge, modern kitchen, rear lobby and bathroom, to the ground floor, with a useful cellar on the lower ground floor. To the first floor are two well proportioned bedrooms. Externally, the property enjoys a pleasant rear garden. Ideally positioned for local amenities and transport links, this home would make an ideal first-time purchase or a buy to let investment.

- Well Presented Terrace Home
- Two Good Sized Bedrooms
- Lounge
- Modern Kitchen
- Cellar
- Pleasant Rear Garden
- Ground Floor Bathroom
- EPC Rating: C





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.

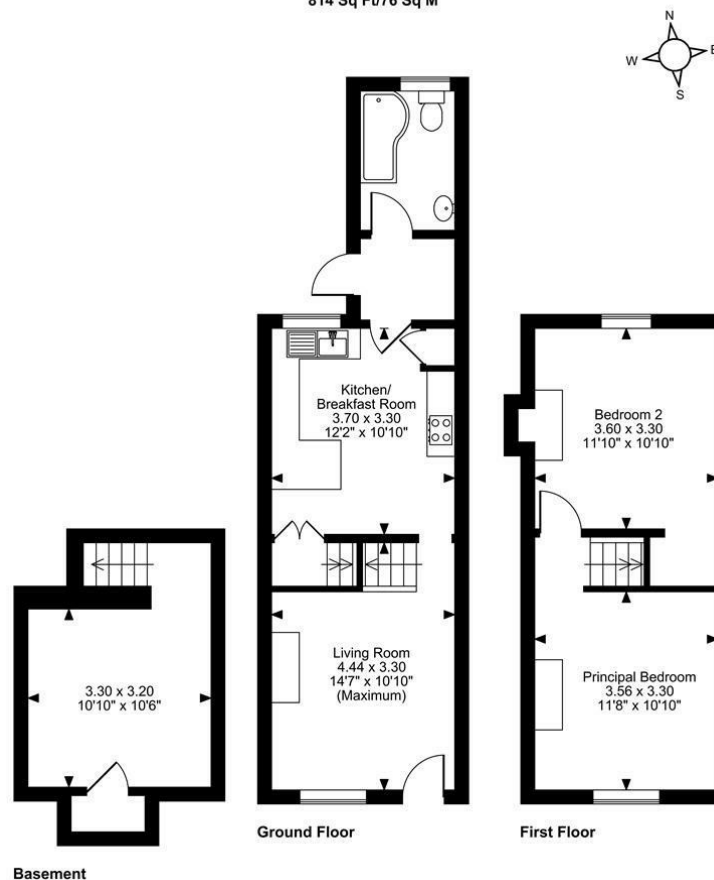
Families are well catered for with a comprehensive range of primary, secondary, grammar and independent schools within the locality. For further information on local schools, please visit www.kent-pages.co.uk/education or ask Page & Wells for a copy of our Key Facts for Buyers Guide.

ADDITIONAL INFORMATION

Freehold
Council Tax Band B
EPC Rating C
Double Glazing
Gas Central Heating
Loft



London Road, Ditton, Aylesford
Approximate Gross Internal Area
814 Sq Ft/76 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8700584/TOW

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

