



New Road, Ditton, Aylesford, ME20 6AD
Offers Over £250,000

No Forward Chain

A deceptively spacious two-bedroom semi-detached house, ideal for first-time buyers, offering plenty of potential and the perfect opportunity to place your own stamp on a property.


On the ground floor, the property features a porch, a spacious living room, and an open-plan kitchen/diner, perfect for everyday living and entertaining. The good sized living room enjoys views of the generous 94ft rear garden, which would benefit from some attention but provides excellent outdoor space and backs onto a recreational green, offering a pleasant and private outlook.

While the property would benefit from some updating, it provides an excellent blank canvas for a new owner to modernise and create their ideal home.

Upstairs, there are two well-proportioned bedrooms and a family bathroom. Outside, the property benefits from off-road parking and a garage (approx. 16'5" x 11'1"), providing ample parking and storage.

Situated in a popular residential area, the home is close to well-regarded schools, local amenities, and excellent commuter links. It is conveniently positioned for access to junctions 4 and 5 of the M20, with Aylesford train station within walking distance and West Malling station a short drive away, making this an ideal location for commuters.

- No Onward Chain
- Semi Detached House
- Two Good Sized Bedrooms
- Generous Sized Living Room
- Open Plan Kitchen/Diner
- First Floor Bathroom
- In Need of Some Updating
- Off Street Parking/Good Sized Garage
- Rear Garden Approx 94';
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





LOCAL AREA INFORMATION FOR DITTON

Ditton is a sought after area thanks to its convenient access to so many things.

For recreation you have a K-Sports Centre, 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.

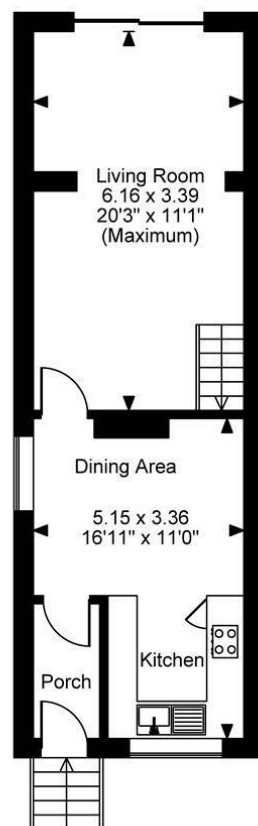
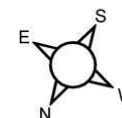
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

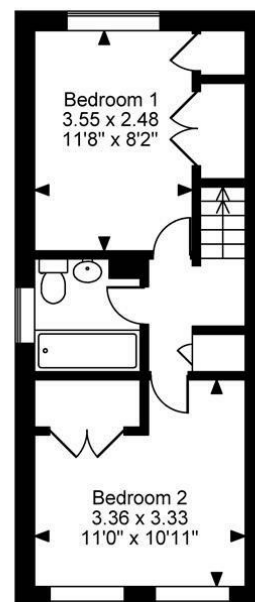
Freehold
Council Tax Band C
EPC Rating D
UPVC Double Glazing
Gas Central Heating



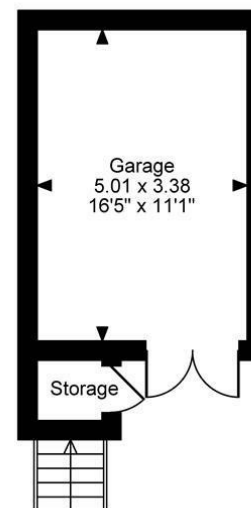
New Road, Ditton, Aylesford
Approximate Gross Internal Area
Main House = 736 Sq Ft/68 Sq M
Garage = 182 Sq Ft/17 Sq M
Storage external area = 11 Sq Ft/1 Sq M
Total = 918 Sq Ft/85 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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