



New Road | Ditton | Aylesford | ME20 6AD

£290,000



**LEAFY
ESTATES**

Key features

- Popular Ditton Location
- Utility area and ground floor guest wc
- Front garden and elevated position
- Lengthy rear garden
- Two double bedrooms
- Easy access to transport links

Description

This 2 bedroom family home in popular Ditton is conveniently located with excellent transport links.



Directions



This 2 bedroom family home in popular Ditton is conveniently located with excellent transport links.

Accommodation comprises:

Ground Floor:

Entrance porch: With laminate floor

Lounge/dining area: With laminate floor opening through from front lounge area to dining area with bar unit under stairs

Kitchen: With wall and floor mounted kitchen units with electric hob, oven and white sink

Rear hallway/utility area: With laminate floor, floor mounted kitchen cupboards with space and plumbing for a washing machine and space for a tumble dryer

Guest wc: With laminate floor and part tiled walls, white wc and washbasin

Carpet to stairs leading to first floor

First Floor:

Landing: With carpet to floor

Bedroom 1: With carpet to floor, painted walls with one feature wall with wallpaper

Bedroom 2: With carpet to floor, painted walls with one feature wall with wallpaper

Bathroom: Accessed via second bedroom with white bathroom suite with bathtub, shower cubicle, wc and washbasin, vinyl to floor, part-tiled walls.

EPC Rating: D

Location

Ditton is conveniently located along the A20 between West Malling and Maidstone within easy reach of the M20 Motorway via junctions 4 and 5.

Garden

Front garden and lengthy rear garden with patio area, lawn and decking area with barbecue



Floor plans



FLOOR 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Council Tax Band C EPC Rating



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