

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**  
**£625,000**  
**Freehold**

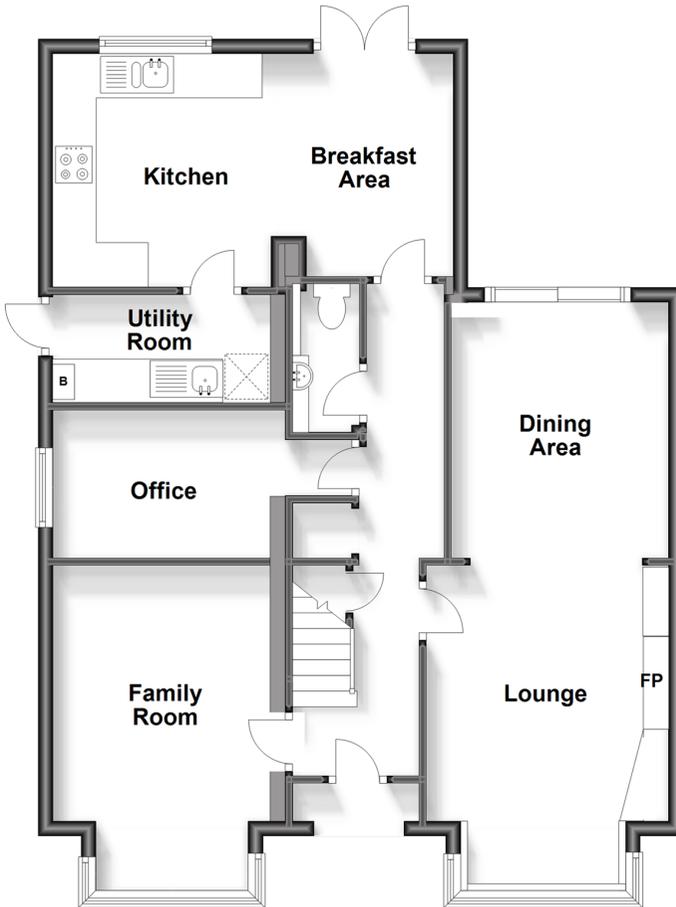
5x  2x  3x 

London Road, Ditton, Aylesford, Kent,  
ME20

*Wards*  
Helping you move forwards

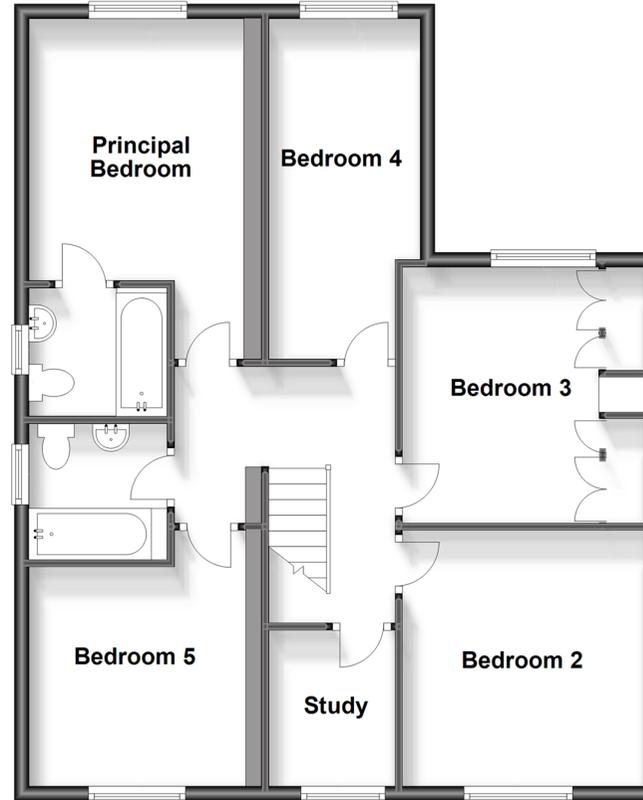
## Ground Floor

Approx. 81.1 sq. metres (873.3 sq. feet)



## First Floor

Approx. 77.8 sq. metres (837.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Family Room: 14'3 up to bay x 9'9 (4.35m x 2.97m)

Lounge: 11'3 up to bay x 10'10 (3.43m x 3.30m)

Dining Area: 11'0 x 9'1 (3.36m x 2.77m)

Office: 13'4 x 6'7 (4.07m x 2.01m)

Cloakroom

Breakfast Area: 9'10 x 6'7 (3.00m x 2.01m)

Kitchen: 10'1 x 9'9 (3.08m x 2.97m)

Utility Room: 9'9 x 4'10 (2.97m x 1.47m)

### FIRST FLOOR

Landing

Principal Bedroom: 15'1 x 9'8 (4.60m x 2.95m)

En-Suite Bathroom

Bedroom 2: 11'6 x 10'10 (3.51m x 3.30m)

Bedroom 3: 11'3 x 10'10 (3.43m x 3.30m)

Bedroom 4: 15'0 x 7'0 (4.58m x 2.14m)

Bedroom 5: 9'9 x 9'3 (2.97m x 2.82m)

Study: 6'11 x 5'8 (2.11m x 1.73m)

Bathroom

### OUTSIDE

Driveway

Rear Garden



## Main features

- Spacious & well presented throughout
- A ground floor office & a upstairs study makes working from home a pleasure
- Enjoy the luxury of a ground floor cloakroom, an en-suite shower room & a bathroom
- Spacious lounge/dining area - perfect for entertaining & bringing the family together
- Relax in the lovely sized secluded & sunny garden



### Nearest Schools

Primary Schools: Ditton C of E Junior School 0.3 miles, Aylesford Primary 0.7 miles, Brookfield Junior School 0.9 miles. Secondary Schools: Aylesford School 0.7 miles, The Malling School 1.3 miles, St Augustine Academy 2.7 miles



### Transport Information

Train Stations: Aylesford 0.6 miles, East Malling 1.7 miles, West Malling 1.7 miles



### Address

London Road, Ditton, Aylesford, Kent, ME20



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(58) POTENTIAL: C(73)

12927849/20231025/CK/JT