



**Price**  
**£280,000**

**Freehold**

2x  1x  2x 

**Bell Lane, Ditton,  
Aylesford, Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards

### Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



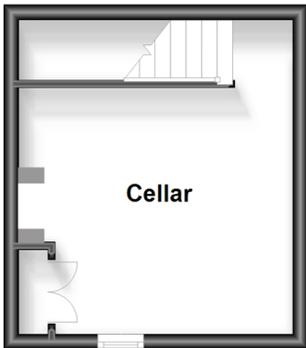
### First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



### Basement

Approx. 15.6 sq. metres (167.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 10'9 x 10'9 (3.28m x 3.28m)

Dining Room: 11'10 x 10'8 (3.61m x 3.25m)

Kitchen: 17'1 x 6'7 (5.21m x 2.01m)

### BASEMENT

Cellar: 10'4 x 10'1 (3.15m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 14'5 x 10'9 (4.40m x 3.28m)

Bedroom 2: 12'0 x 7'5 (3.66m x 2.26m)

Bathroom

### OUTSIDE

Front & Rear Gardens

Shed



## Main features

- Well presented Victorian home - full of character
- Good size bedrooms - no box rooms to worry about
- Useful basement that adds to the living space & offers flexibility to suit you - perfect for working from home
- Soak up the sun in the lovely long garden
- Fantastic location to live - close to schools, shops & commuter links



### Nearest Schools

Primary Schools: Ditton C of E Junior School 0.5 miles, Brookfield Junior School 0.8 miles, Lunsford Primary 0.8 miles. Secondary Schools: Aylesford School 1.0 miles, The Malling School 1.2 miles, Grange Park School 2.9 miles



### Transport Information

Train Stations: East Malling 1.6 miles, Barming 1.6 miles, New Hythe 1.8 miles



### Address

Bell Lane, 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:	POTENTIAL:
D(61)	B(35)

12934896/20230915/JT/JT