



**Price**  
**£815,000**

**Freehold**

5x  2x  2x 

**Woodlands Road,  
Ditton, Kent, ME20**

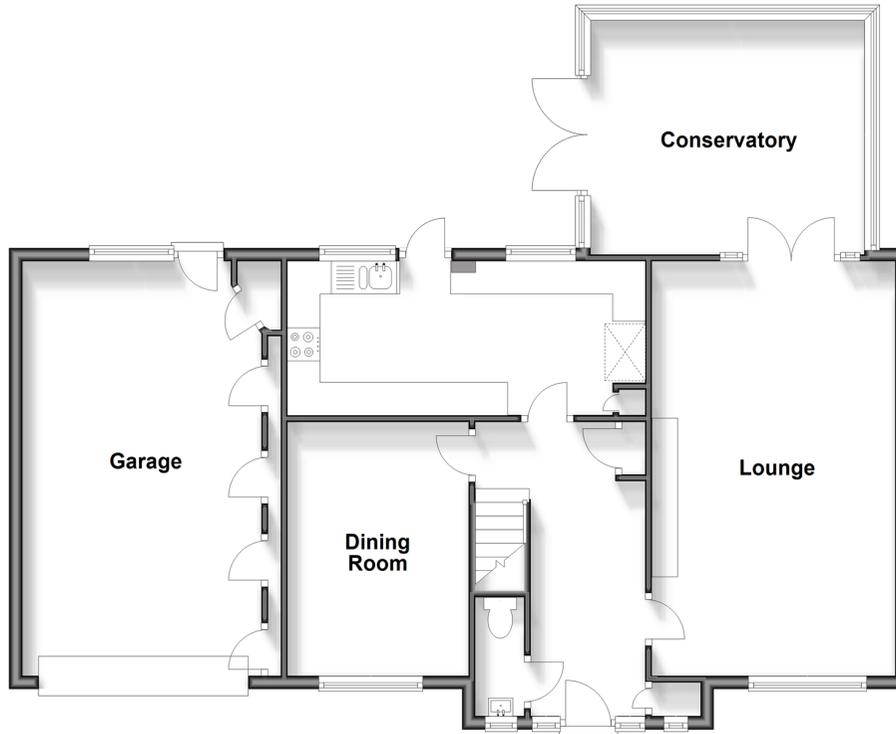
**OVER 60?**

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

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### Ground Floor

Approx. 101.4 sq. metres (1091.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 20'7 x 11'9 (6.28m x 3.58m)

Conservatory: 15'0 x 12'1 (4.58m x 3.69m)

Kitchen: 17'11 x 8'4 (5.46m x 2.54m)

Dining Room: 12'5 x 9'1 (3.79m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 12'2 (3.79m x 3.71m)

En-Suite Shower Room

Bedroom 2: 12'10 x 10'5 (3.91m x 3.18m)

Bedroom 3: 12'10 x 9'6 (3.91m x 2.90m)

Bedroom 4: 12'2 x 7'9 (3.71m x 2.36m)

Bedroom 5: 9'3 x 7'1 (2.82m x 2.16m)

Bathroom

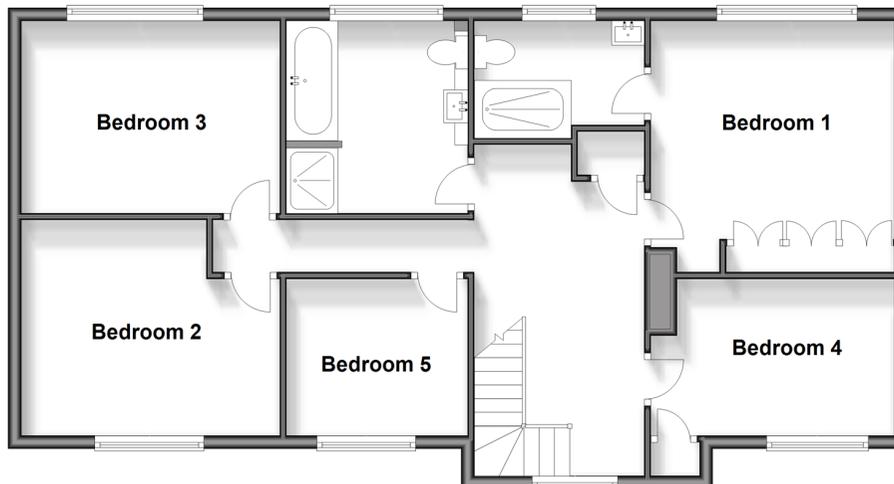
### OUTSIDE

Driveway & Double Garage

Front & Rear Gardens

### First Floor

Approx. 85.7 sq. metres (922.4 sq. feet)





## Main features

- Very well presented home on the sought after Holtwood development
- Cooking will be a pleasure in the sleek modern kitchen & entertain in style in the dining room
- Relax in the bright conservatory plus an en-suite shower room & a bathroom adds luxury
- The large rear garden is a lovely retreat
- A 7kw car charging point in the double garage adds convenience



### Nearest Schools

Primary Schools: Aylesford Primary 0.2 miles, Ditton C of E Junior School 0.4 miles, St Peter's C of E Primary 1.0 miles. Secondary Schools: Aylesford School 0.2 miles, The Malling School 1.2 miles, St Simon Stock Catholic School 2.0 miles



### Transport Information

Train Stations: Aylesford 0.4 miles, Barming 0.9 miles, East Malling 1.2 miles



### Address

Woodlands Road, Ditton, Kent, ME20



### Directions

For directions to this property please contact us.



**Wards**  
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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(68) POTENTIAL: C(79)

12935096/20240425/CK/JT