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## 11 Scott Close, Ditton, Aylesford, Kent. ME20 6QP.

Offers in Regions of £350,000 Freehold

### Property Summary

"I think this property is a great opportunity for a growing family". - Matthew Gilbert, Branch Manager.

Available to the market is this well proportioned home located in a popular residential cul-de-sac within Ditton. The property comprises of an entrance hall, kitchen, lounge/diner and WC. To the first floor there are three bedrooms and a shower room.

Externally there is a front garden with driveway to one side that leads to a single garage, whilst to the rear there is an enclosed garden area.

This home does benefit from gas central heating, double glazing throughout and does have the additional advantage of being available with no forward chain.

Within close proximity to this home are a wide range of shops and amenities in Ditton itself as well as Larkfield and Aylesford which are nearby. Maidstone town centre is also found locally. There are also great commuter link available with junction 4 of the M20 as well as the mainline railway to London via West Malling, East Malling and Aylesford Stations.

Please book a viewing without delay to avoid disappointment.

### Features

- Three Bedroom Semi Detached Home
- Popular Cul-De-Sac Location
- Downstairs WC
- Driveway & Garage
- Updating Required
- No Forward Chain
- EPC Rating: TBC
- Council Tax Band D

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed window to side. Stairs to first floor landing. Cupboard. Radiator. Wall mounted thermostat.

### **Kitchen**

Double glazed window to front. Radiator. Wall mounted gas boiler. Localised tiling. Range of base and wall units. Sink and drainer. Space for gas cooker. Space for washing machine and tall fridge/freezer.

### **Lounge/Diner**

Two double glazed windows to rear. Double glazed door to rear access. Four radiators. TV point.

### **WC**

Double glazed obscured window to side. Localised tiling. Radiator. Low level WC and wash hand basin with cupboard underneath.

## **First Floor**

### **Landing**

Double glazed window to side. Hatch to loft access. Radiator. Cupboard housing water tank.

### **Bedroom One**

Double glazed window to rear. Radiator. Built in wardrobe. BT point.

### **Bedroom Two**

Double glazed window to front. Radiator. Single wardrobe.

### **Bedroom Three**

Double glazed window to rear. Built in wardrobe.

### **Shower Room**

Double glazed obscured window to front. Fully tiled walls. Radiator. Cupboard. Suite comprising of low level WC, wash hand basin and walk in double shower cubicle with Triton power shower. Retractable glass screen.

## **Exterior**

### **Front Garden**

Mainly laid to lawn. Pathway to front door. Outside light.

### **Rear Garden**

Mainly laid to lawn. Trees to borders. Concrete pathway to side access.

### **Driveway**

Concrete driveway for several vehicles. Outside tap.

### **Garage**

Up and over door.



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



Viewing Strictly By Appointment With

