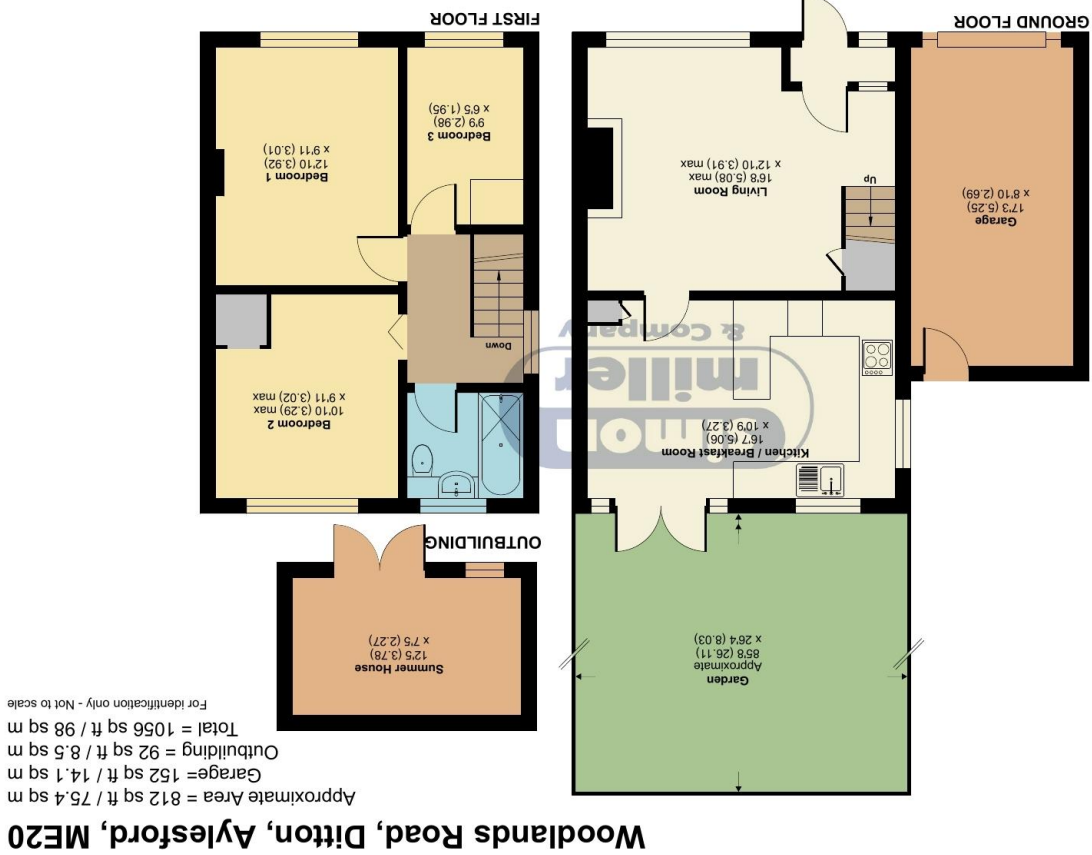


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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163 Woodlands Road, Ditton, Kent, ME20 6HA

GUIDE PRICE: £350,000-£375,000

EPC RATING: C





Located in a peaceful residential area of Ditton, this well-presented three-bedroom semi-detached property offers fantastic space both inside and out — ideal for families, first-time buyers, or anyone looking to settle in a well-connected yet tranquil setting.

Upon arrival, you'll find a generous driveway providing off-road parking for multiple vehicles, along with a garage that can be used for a car or additional storage. Inside, the home boasts a large front lounge, perfect for relaxing and entertaining, which flows seamlessly into a spacious open-plan kitchen and dining area to the rear. Patio doors open onto a sizeable, tiered garden that extends impressively far back — a rare find offering plenty of space for outdoor living, play, or future landscaping projects. There is also convenient rear access to the garage directly from the garden.

Upstairs, the property features two well-proportioned double bedrooms, a single bedroom ideal for a nursery or home office, and a modern family bathroom. The location benefits from nearby local amenities including a convenience shop, regular bus routes, and excellent access to motorway links — making commuting simple and stress-free. Homes with this level of potential and space rarely stay on the market for long. Don't miss your opportunity — book your viewing today!

Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Not Yet Available



- **LARGE DRIVEWAY & GARAGE**
- **FURTHER POTENTIAL TO EXTEND (STPP)**
- **PRIVATE REAR GARDEN**

- **TWO DOUBLE BEDROOMS**
- **POPULAR LOCATION IN DITTON**
- **READY TO VIEW NOW**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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