



85 Priory Grove, Ditton, Aylesford, ME20 6BB
Offers Over £400,000




4 BEDROOM EXTENDED FAMILY HOME

Page & Wells are delighted to offer this stunning four bedroom house, situated in a much sought after location in Ditton. Having had this house in the family for many years it feels like a house that has been loved. There is a large kitchen and open plan diner space which flows through into a large lounge. There is a conservatory area to the rear as well as an area to the side of the house used as a workshop and a garage. Downstairs feels very spacious and then leads out to a lovely garden with lawn, flowers beds and patio area as well as a shed.

Upstairs there are 4 really good double sized bedrooms and a family bathroom and access to the loft.

There is plenty of scope to give this lovely home your stamp and there is a great deal of space to do that. This has been a much loved family home and we recommend viewing early to avoid disappointment. Importantly the house benefits from being CHAIN FREE.

- 4 Bedroom Semi Detached House
- Chain Free
- Heavily Extended
- Driveway For Multiple Cars
- Fabulous Sized Garden and Outlook
- Gas Central Heating
- Council Tax Band D
- Garage
- EPC Rating D

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | 65 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC |  | |





LOCAL AREA INFORMATION FOR DITTON

Ditton is a sought after area thanks to its convenient access to so many things.

For recreation you have a K-Sports Centre, the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 4.6 miles away.

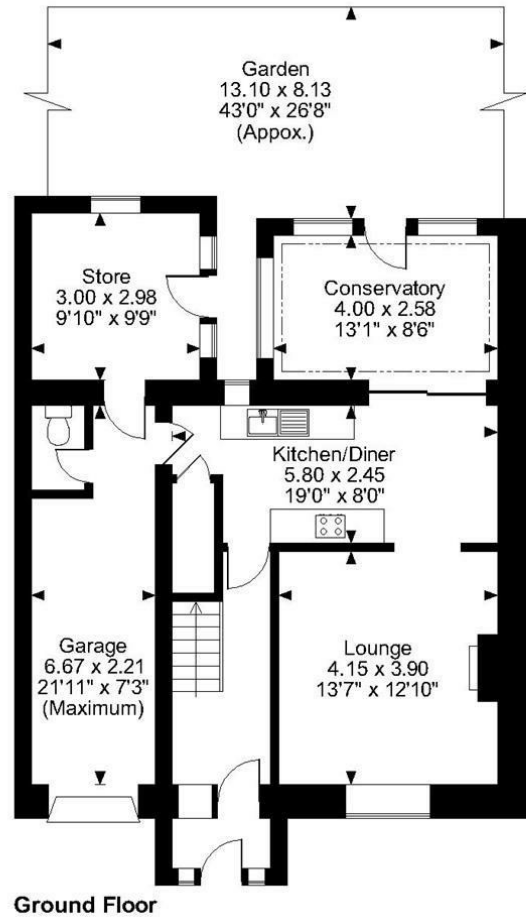
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

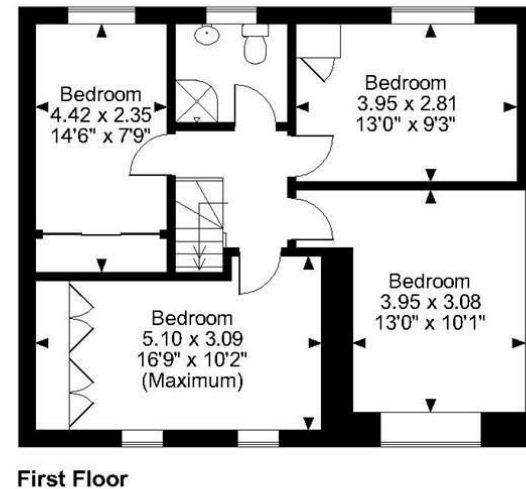
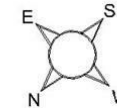
ADDITIONAL INFORMATION

CHAIN FREE
Ditton Location
UPVC Windows
Tonbridge and Malling Council
Council Tax Band D
EPC Rating D





Priory Grove, Ditton, Aylesford
Approximate Gross Internal Area
Main House = 1236 Sq Ft/115 Sq M
Garage & Store = 268 Sq Ft/25 Sq M
Total = 1504 Sq Ft/140 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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