



43 Priory Grove, Ditton, Aylesford, Kent, ME20 6BB
Offers In Excess Of £385,000




Beautifully Presented 3 Bedroom Semi Detached House

Located in a sought after road in Ditton this house has the advantage of coming to market having had a great deal of improvements already made. There is a lovely lounge going through to a beautiful kitchen. Outside, the garden has been re-turfed and benefits from new fencing. Outside there is a wide driveway with secure gate leading into the garden where there is a large garage with Perspex roof.

To the first floor are three bedrooms and a family bathroom which are all updated to a high specification. There are so many reasons to love this beautiful home with the location being a big one but also the attention to the internal work and a vast amount of room to the outside too this really is a lovely family home.

- 3 Bedroom Semi Detached Home
- Prime Ditton Location
- Beautiful Kitchen/Dining Area
- Modern Bathroom
- Large Garage In The Garden
- Lovingly Updated Throughout
- Off Street Parking For Multiple Cars
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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	





ADDITIONAL INFORMATION

Freehold
Brick Built House
Council Tax Band D
Tonbridge And Malling
EPC Rating D
UPVC Double Glazing
Gas Central Heating

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.

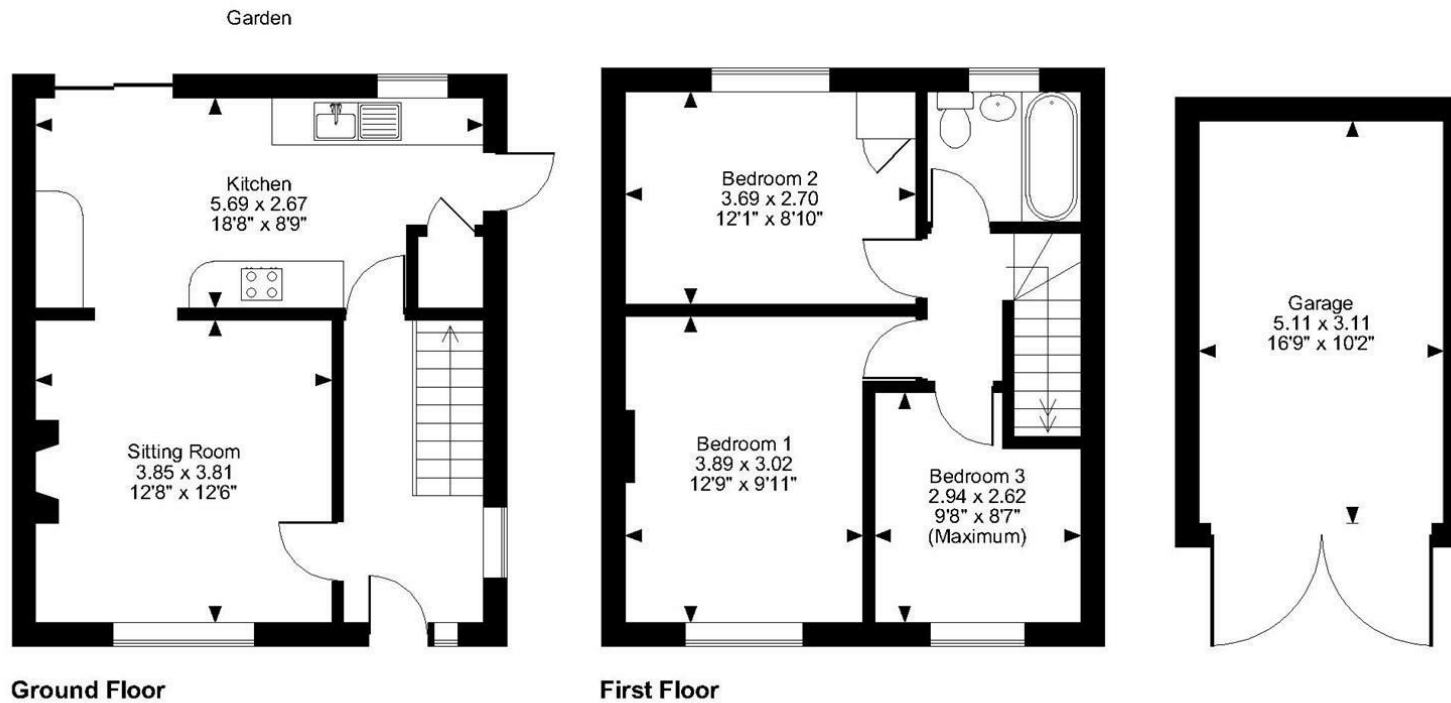
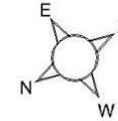
There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone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



Priory Grove, Ditton, Aylesford, Kent
Approximate Gross Internal Area
Main House = 815 Sq Ft/76 Sq M
Garage = 171 Sq Ft/16 Sq M
Total = 986 Sq Ft/92 Sq M



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