



**5 Priory Grove, Ditton, Aylesford, Kent, ME20 6BA**  
**Guide Price £375,000**



Beautifully Presented Semi Detached Bungalow | Two Bedrooms | Generous Corner Plot | Double Garage with Attached Workshop | Modern Bathroom | Off Street Parking | Popular Residential Location

A delightful and beautifully presented semi detached bungalow, set on a good sized corner plot with attractive gardens surrounding the property, located in the favoured residential area of Priory Grove, conveniently placed with good links for local amenities, schools, Aylesford Train Station. and the M20 Motorway.

This delightful bungalow offers well planned accommodation comprising entrance hall, good sized lounge, modern kitchen, two bedrooms and modern bathroom/wc. Externally the property is located on a generous sized corner plot with the surrounding gardens being a particular feature of the property. To the side of the garden is a detached double garage with attached workshop and double driveway providing off street parking.

- Well Presented Semi Detached Bungalow
- Two Bedrooms
- Generous Corner Plot
- Double Garage with Attached Workshop
- Modern Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Popular Residential Location
- Viewing Strongly Recommended
- EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

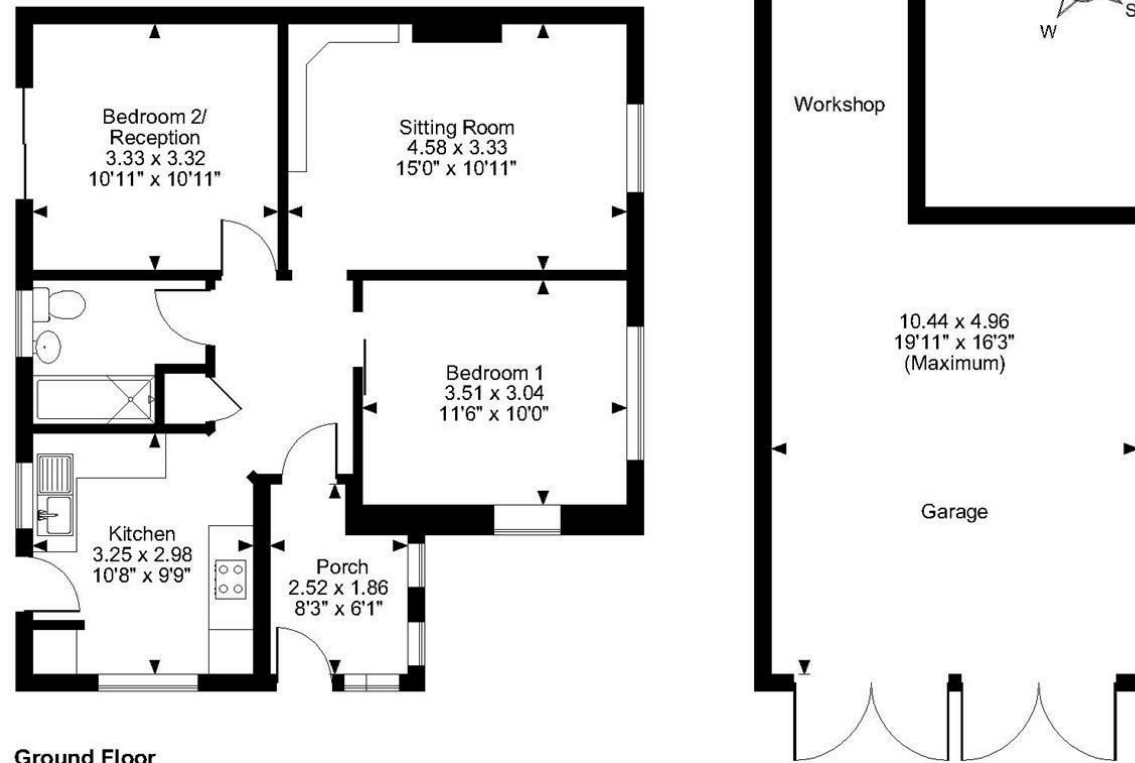
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold  
Council Tax Band D  
EPC Rating D  
Double Glazing  
Gas Central Heating  
Loft - part boarded



Priory Grove, Ditton, Aylesford, Kent  
Approximate Gross Internal Area  
Main House = 686 Sq Ft/64 Sq M  
Garage/Workshop = 411 Sq Ft/38 Sq M  
Total = 1097 Sq Ft/102 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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