



Priory Grove, Ditton, Aylesford, ME20 6BD
Offers Over £325,000



NO ONWARD CHAIN / RARELY AVAILABLE 2 Bedroom Bungalow

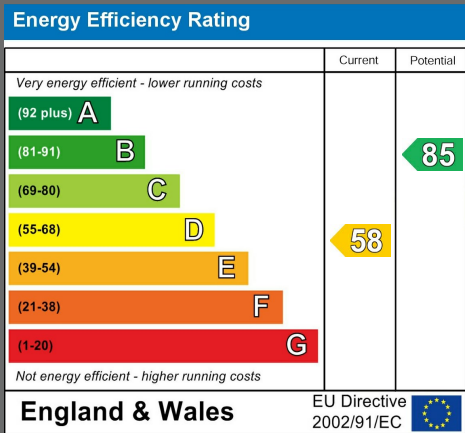
Page & Wells are delighted to offer this 2 bedroom bungalow, situated in a much sought after location in Ditton. In need of complete refurbishment, this property offers huge potential for transformation, making it an exciting opportunity for buyers looking to put their own stamp on a home.

Inside, the layout includes a separate kitchen and a spacious Lounge/Diner, which opens onto a generous rear garden through French doors, allowing for a seamless flow between the indoor and outdoor space. There are two well-proportioned bedrooms and a family bathroom, and the bungalow offers a great sense of space throughout.

Outside, the property continues to impress with a large front garden, a driveway with space for several vehicles, and a detached garage. The rear garden is a standout feature. It is well-proportioned and brimming with potential for landscaping or future extension (subject to planning).

Ideally situated for access to local amenities, respected schools, Aylesford Train Station, and the M20 motorway, this property combines a superb location with the opportunity to add real value. Early viewing is highly recommended.

- No Onward Chain
- Highly Desired Ditton Location
- Total Refurbishment Opportunity
- Spacious Throughout
- Large Through Lounge/Diner
- Good Size Garden Front And Back
- Driveway For Multiple Cars
- Detached Garage
- EPC Rating D





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.

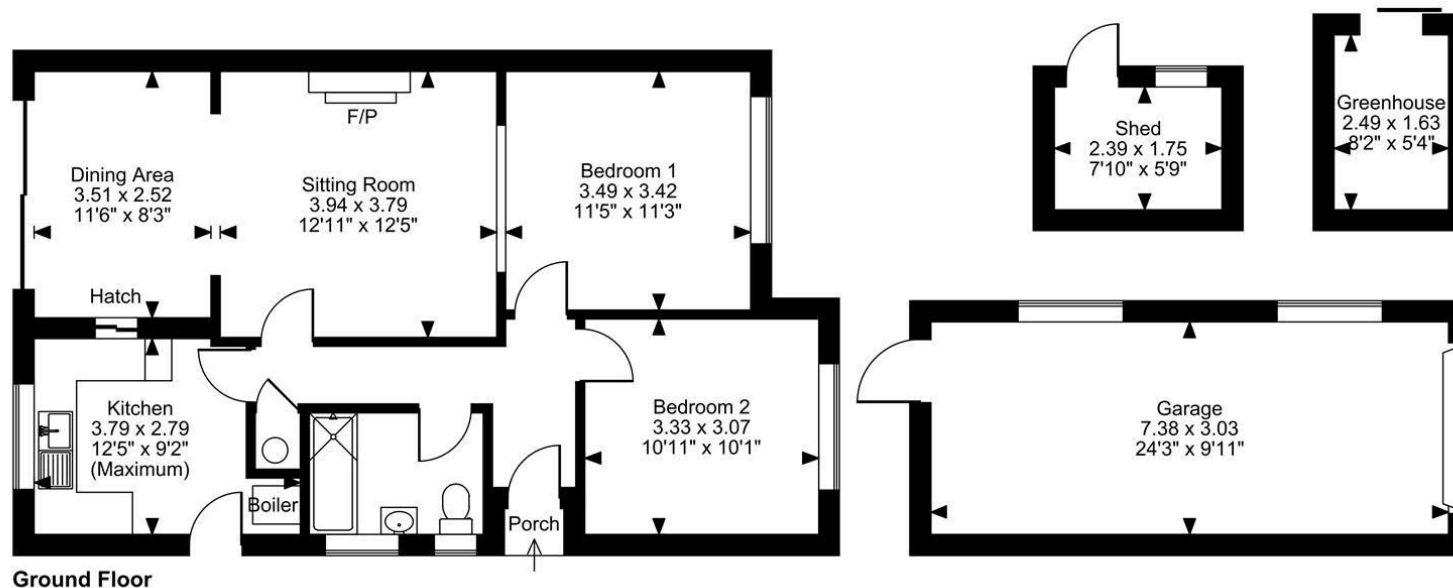
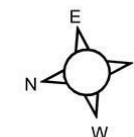
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Brick Built Bungalow
Council Tax Band D
EPC Rating D
UPVC Double Glazing
Gas central heating - Needs New Heating.



Priory Grove, Ditton, Aylesford, Kent
Approximate Gross Internal Area
Main House = 747 Sq Ft/69 Sq M
Garage = 241 Sq Ft/22 Sq M
Greenhouse and Shed = 89 Sq Ft/8 Sq M
Total = 1077 Sq Ft/99 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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