



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





NO ONWARD CHAIN / RARELY AVAILABLE 2 Bedroom Bungalow

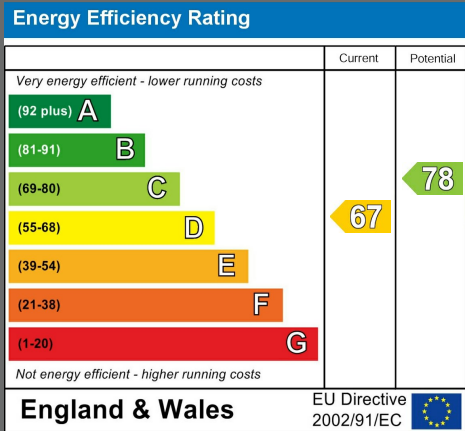
Page & Wells are delighted to offer this 2 bedroom bungalow, situated in a much sought after location in Ditton. The bungalow is in need of modernisation but has been very well maintained and is bright and spacious. With a modernisation in mind this could be updated to your specifications with ease making it an exciting opportunity for buyers.

Inside, the bungalow is well kept including a separate kitchen and a spacious 26ft 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.

- CHAIN FREE
- Highly Desired Ditton Location
- 2 Bedroom Bungalow
- Spacious Throuhgout
- Modernisation Opportunity
- Large Through Lounge/Diner
- Private and Pretty Garden
- Detached Garage
- Driveway For Multiple Vehicles
- 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.

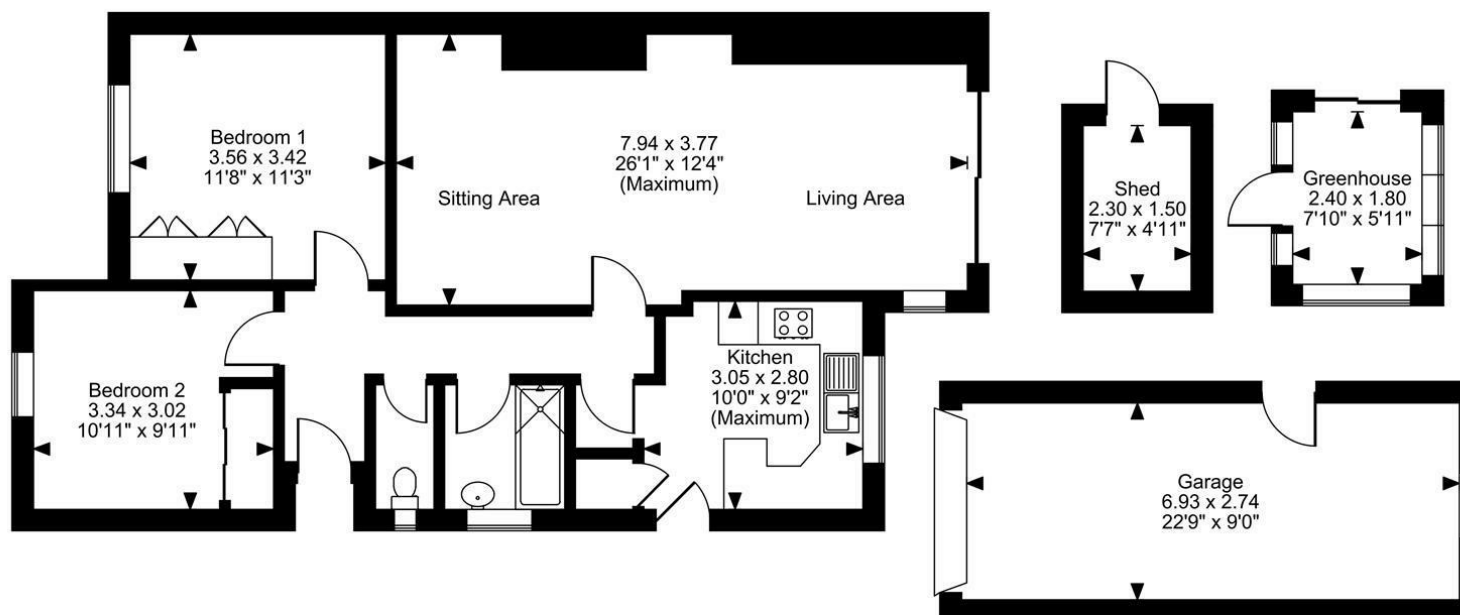
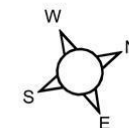
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## ADDITIONAL INFORMATION

Freehold  
Council Tax Band D  
EPC Rating D  
UPVC Double Glazing  
Gas Central Heating



Priory Grove, Ditton, Aylesford, Kent  
Approximate Gross Internal Area  
Main House = 790 Sq Ft/74 Sq M  
Garage = 210 Sq Ft/19 Sq M  
Shed & Greenhouse = 84 Sq Ft/8 Sq M  
Total = 1084 Sq Ft/101 Sq M



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