



**Primrose Drive, Ditton, Aylesford, ME20 6EG**  
**Offers In The Region Of £375,000**



Offered to the market chain free, this beautifully presented three-bedroom semi-detached home is located on the popular Primrose Drive in Ditton, Aylesford.


This well presented property offers bright and spacious accommodation, making it an ideal purchase for those looking for a home ready to move straight into.

The ground floor features a well-proportioned living space and a modern open plan kitchen/dining room with views over the rear garden, while upstairs offers three comfortable bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for approximately three cars, a brick-built detached garage offering ample storage with electricity, and a sunny south-facing rear garden.

Situated in a pleasant residential location close to local amenities, well-regarded schools and good transport links, including easy access to the motorway network and rail services into London.

- No Onward Chain
- Well Presented Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Modern First Floor Bathroom
- Detached Garage & Drive Way
- Pleasant Rear Garden
- Popular Residential Location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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 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 of shops and eateries. Maidstone is approximately 4.6 miles away.



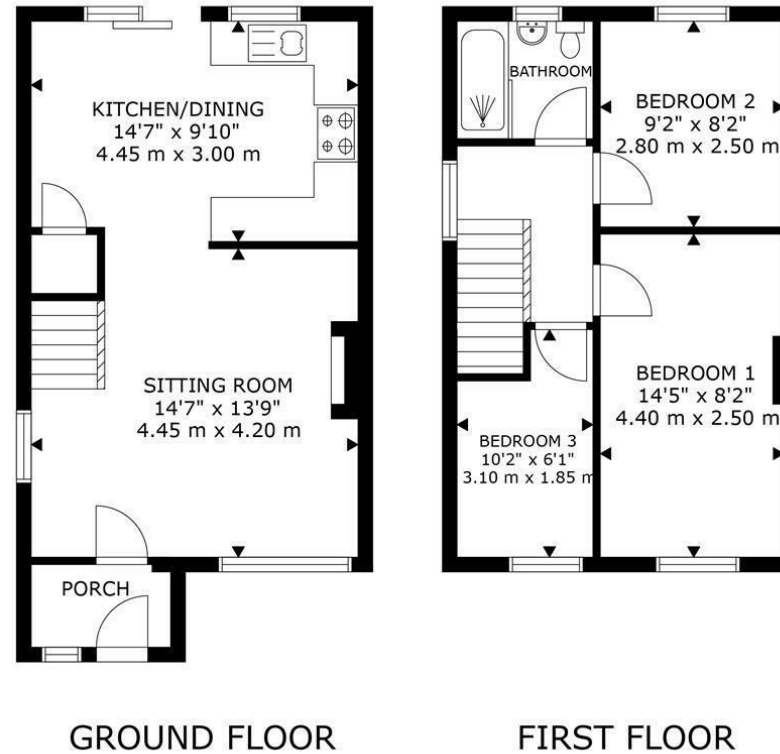
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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 C
- EPC Rating D
- Double Glazing
- Gas Central Heating
- Loft - part boarded





GROSS INTERNAL AREA  
GROUND FLOOR: 377 sq ft, 35 m<sup>2</sup>  
FIRST FLOOR: 344 sq ft, 32 m<sup>2</sup>  
TOTAL: 721 sq ft, 67 m<sup>2</sup>

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

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