



Cherry Orchard, Ditton, Aylesford, ME20 6QS
Offers Over £425,000



HIGHLY SOUGHT AFTER SEMI DETACHED HOUSE IN DITTON - LOCATED ON A CUL-DE-SAC this light, bright and EXTENDED 3 bedroom semi-detached house is a fabulous home. Boasting extended driveway and a garage this home is Ideally located for ease of access to motorways, schools, local amenities and beautiful Kent parks and countryside.


Internally the accommodation comprises entrance porch, large living open plan dining room and cloakroom. There is an extension providing additional room to the open plan living which is the sun room and to the kitchen the house extend to a utility area. The downstairs space has had some thoughtful adaption ensuring plentiful space and there is a garage too which could easily be integrated to the house. To the first floor there are 3 good size bedrooms upstairs with a good size modernized family bathroom.

Externally the property offers a large front space with a bigger driveway and a garage and the South West facing back garden is entirely private and a beautiful sun trap with lawn and patio area and beautiful beds around the edge. Adding to the beauty and easy upkeep is an Astro turf lawn.

A really beautiful example of a family home which has been modernised throughout. We recommend early viewing to avoid disappointment.

EPC Rating C

- Modern 3 Bedroom Family Home
- Sought After Area Of Ditton
- Quiet Cul-De-Sac Location
- Extended To Ground Floor
- Modern Upgraded Bathroom
- Nest /SMART systems Upgrades
- Good Sized Bedrooms
- South West Facing Garden
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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 	





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 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.

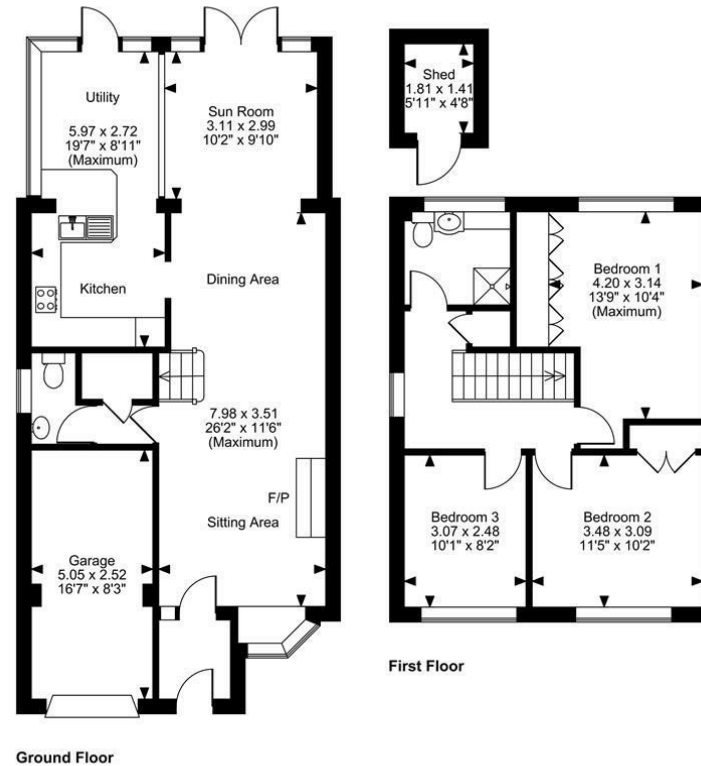


ADDITIONAL INFORMATION

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



Cherry Orchard, Ditton, Aylesford, Kent
 Approximate Gross Internal Area
 Main House = 1166 Sq Ft/108 Sq M
 Garage = 134 Sq Ft/12 Sq M
 Shed = 27 Sq Ft/3 Sq M
 Total = 1327 Sq Ft/123 Sq M



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