

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1329668



Cherry Orchard, Ditton, Aylesford, ME20

Approximate Area = 988 sq ft / 91.7 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1110 sq ft / 103 sq m

For identification only - Not to scale

33 Cherry Orchard, Ditton, Aylesford, Kent, ME20 6QS

OFFERS IN EXCESS OF: £390,000

EPC RATING: C





Located on the highly sought-after Cherry Orchard in Ditton, this beautifully presented three double bedroom semi-detached home offers light-filled, spacious accommodation throughout, ideal for growing families or professional couples. Set in one of the village's most desirable roads, the property combines a modern open-plan layout with practical features and a fantastic location.

On the ground floor, the home welcomes you with a bright and spacious open-plan living and dining area. A bay window to the front and French doors to the rear flood the space with natural light, creating an inviting and sociable atmosphere. The kitchen is set to the rear of the home and enjoys views over the garden, offering both functionality and style. Additional benefits on this level include a downstairs cloakroom and useful understairs storage.

Upstairs, the property truly excels with three generously sized double bedrooms—a rare and valuable feature in this type of home. The main bedroom is a spacious retreat with built-in wardrobes, while the second bedroom also benefits from integrated storage, perfect for keeping the space clutter-free. The third bedroom comfortably fits a double bed and would serve well as a guest room, children's bedroom, or home office. Serving all three rooms is a modern family bathroom, fitted with a bath and overhead shower, offering both practicality and comfort.

Externally, the property offers a private driveway, integral garage, and a well-maintained front garden. The rear garden provides a great space for outdoor dining, play, or relaxing, and is directly accessible from both the kitchen and lounge/diner.

Ditton is a well-regarded village offering a peaceful community feel while being just minutes from excellent transport links and amenities. The area is popular with families due to its proximity to highly rated schools, lovely parks, and local shops. Aylesford, Maidstone, and West Malling are all within easy reach, and commuters benefit from quick access to the M20/A20 and nearby train stations with services to London.

Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Not Yet Available



- **THREE DOUBLE BEDROOM SEMI-DETACHED HOME**
- **OPEN PLAN LAYOUT**
- **DOWNSTAIRS CLOAKROOM**
- **PRIVATE DRIVEWAY & GARAGE**
- **IDEAL FAMILY LOCATION**
- **WELL PRESENTED THROUGHOUT**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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