

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2026. Produced for Simon Miller & Company. REF: 1450768



**Fernleigh Rise, Ditton, Aylesford, ME20**  
 Approximate Area = 822 sq ft / 76.3 sq m  
 For identification only - Not to scale

**54 Fernleigh Rise, Ditton, Kent, ME20 6BS**

**OFFERS IN REGION OF: £425,000**  
**EPC RATING: C**





Situated on the ever-popular Fernleigh Rise in Ditton, this beautifully presented three-bedroom semi-detached family home offers impressive living space, stylish upgrades throughout, and a stunning landscaped rear garden.

From the moment you arrive, the property boasts excellent kerb appeal, with a smart block-paved driveway providing off-road parking for multiple vehicles. Stepping inside, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home—bright, modern, and thoughtfully improved by the current owners.

The ground floor offers a well-proportioned living room to the front, filled with natural light, alongside a convenient downstairs cloakroom. To the rear, the standout open-plan kitchen/diner provides a fantastic space for everyday living and entertaining, complete with ample storage and direct access out to the garden.

Upstairs, the property continues to impress with a high-quality finish throughout. There are two generous double bedrooms of very similar size, a comfortable single bedroom, and a well-appointed family bathroom.

Externally, the south-westerly facing rear garden is a real highlight and has been extensively landscaped to an exceptional standard. A beautiful wraparound patio area provides the perfect setting for al fresco dining and entertaining, enhanced by LED lighting for evening enjoyment. Steps lead up to a lawned area, offering space for children to play, making this garden both practical and visually striking—no expense has been spared in creating a superb outdoor space.

Ditton remains a highly desirable location for families, offering a peaceful residential setting with excellent local amenities, reputable schools, and convenient transport links nearby, making it ideal for commuters and those seeking a balance of countryside surroundings and everyday convenience.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Freehold  
EPC: C  
Council Tax: D  
Full Fibre Broadband Available Now



- **THREE-BEDROOM SEMI-DETACHED FAMILY HOME**
- **OPEN-PLAN KITCHEN/DINER IDEAL FOR ENTERTAINING**
- **SPACIOUS AND BRIGHT LIVING ROOM**

- **SOUGHT-AFTER FERNLEIGH RISE, DITTON LOCATION**
- **BLOCK-PAVED DRIVEWAY WITH AMPLE PARKING**
- **STUNNING SOUTH-WEST FACING GARDEN**

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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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