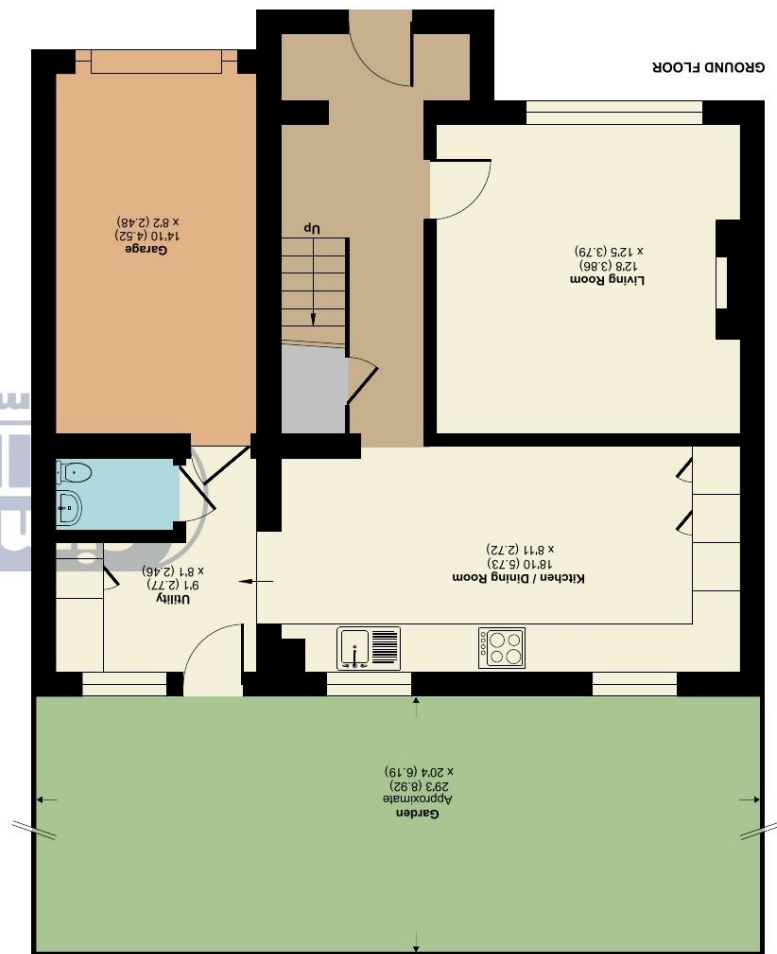
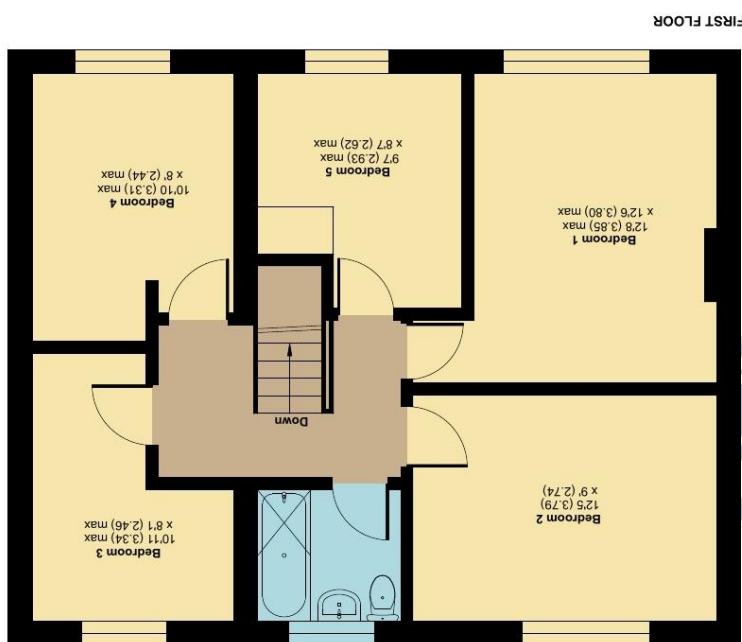




For identification only - Not to scale

Approximate Area = 1159 sq ft / 107.6 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1281 sq ft / 118.9 sq m

11 Priory Grove, Ditton, Aylesford, ME20

11 Priory Grove, Ditton, Aylesford, ME20 6BA

OFFERS IN EXCESS OF: £475,000
EPC RATING: C





Situated within the ever-popular Priory Grove, this beautifully presented and extended five-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Located in the heart of Ditton, Aylesford, the property enjoys a highly desirable position within a well-established residential setting, renowned for its excellent amenities, schooling and transport links.

To the front, a driveway provides off-road parking and leads to the integral garage, which benefits from an electric roller door. An extended entrance porch creates an impressive first impression, opening into a welcoming and spacious hallway that sets the tone for the rest of this tastefully decorated home.

The ground floor accommodation comprises a cosy and homely living room, ideal for relaxing evenings, whilst to the rear of the property lies the true hub of the home. The stylish kitchen/dining room has been modernised within recent years and features a range of sleek fitted units alongside integrated appliances, creating the perfect space for both family life and entertaining. Complementing the kitchen is a separate utility room, a convenient downstairs cloakroom and internal access to the garage.

Upstairs, the property boasts five well-proportioned bedrooms, offering flexibility for growing families, home working or guest accommodation. The contemporary family bathroom has been finished to a modern standard and features a bath with shower over.

Externally, the west-facing rear garden provides an excellent outdoor space to enjoy afternoon and evening sunshine, making it ideal for family gatherings, entertaining or simply unwinding after a busy day.

Priory Grove continues to prove a highly sought-after location, with the villages of Ditton and Aylesford remaining extremely popular with families thanks to their strong community feel, reputable schools, local amenities, picturesque surroundings and excellent transport connections.

Internal viewing is highly recommended to fully appreciate the space, presentation and family-friendly lifestyle on offer.

Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Expected Next Year



- EXTENDED FIVE BEDROOM SEMI DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINER WITH INTEGRATED APPLIANCES
- PRIVATE DRIVEWAY & GARAGE

- SEPARATE UTILITY ROOM
- WEST FACING REAR GARDEN
- SOUGHT-AFTER PRIORY GROVE LOCATION IN DITTON

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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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