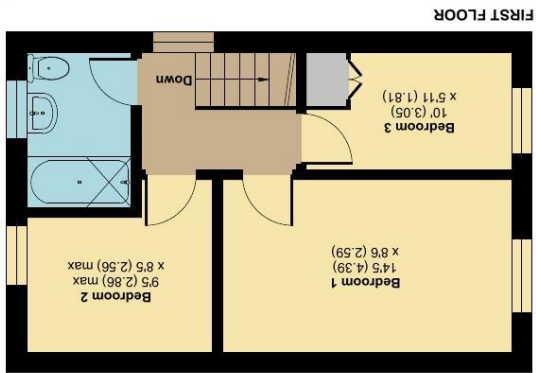
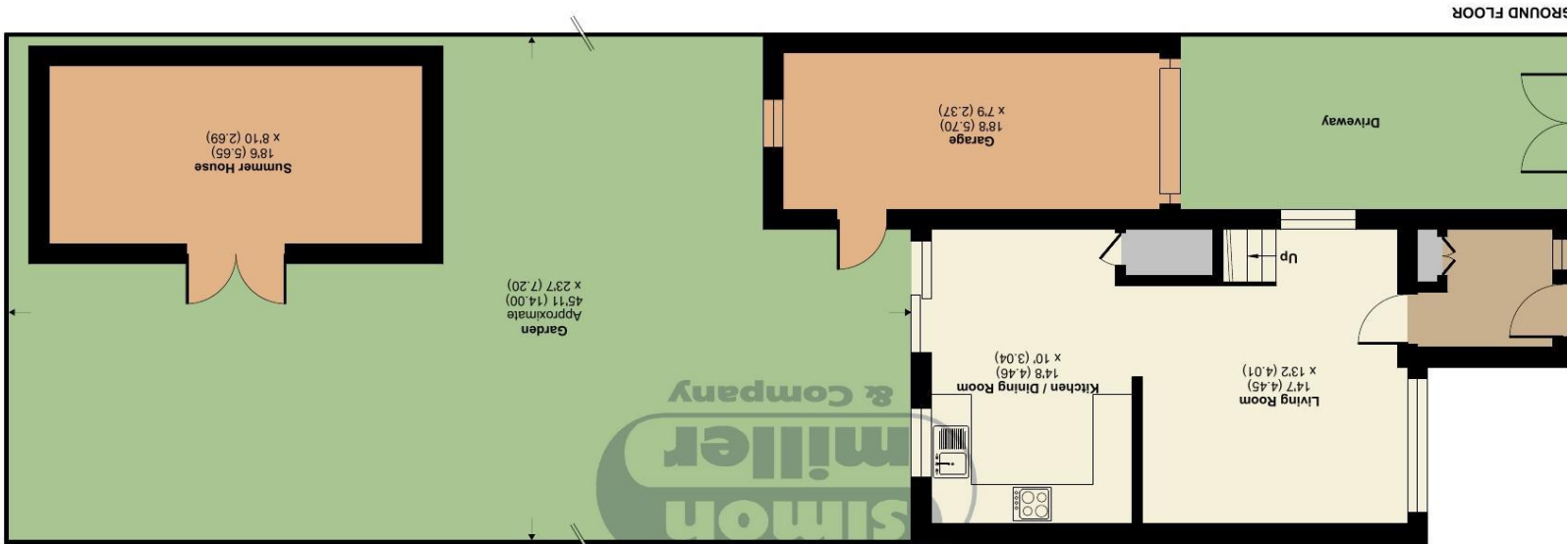


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
Produced for Simon Miller & Company. REF: 1523201



Approximate Area = 732 sq ft / 68 sq m
Garage = 145 sq ft / 13.4 sq m
Outbuilding = 164 sq ft / 15.2 sq m
Total = 1041 sq ft / 96.6 sq m
For identification only - Not to scale

Cedar Close, Ditton, Aylesford, ME20

17 Cedar Close, Ditton, Kent, ME20 6EN

GUIDE PRICE: £400,000-£425,000
EPC RATING: C





If you're looking for a beautifully refurbished family home in a peaceful setting, with a garden that offers something genuinely special, this fantastic property on Cedar Close, Ditton, is sure to impress. Positioned within a quiet cul-de-sac and backing directly onto playing fields, this attractive home offers instant kerb appeal, a large driveway providing parking for multiple vehicles, and a garage. The property has been refurbished throughout to a high standard, combining modern living with a warm and welcoming feel. Step inside and you are greeted by a bright and airy interior, with a well-designed open-plan layout that makes the most of the available space. The living room is a fantastic place to relax, with a wood-burning stove adding character and creating a lovely focal point. The kitchen/dining room is particularly impressive, offering a practical and stylish space for everyday family life and entertaining. Featuring integrated appliances, an induction hob and excellent storage, the kitchen has been thoughtfully designed to combine functionality with modern appeal. From here, doors lead directly onto the beautifully landscaped rear garden. The garden is a real highlight of this home. West-facing and extending to an impressive size, it provides plenty of space for outdoor dining, entertaining and family enjoyment. With direct access onto the playing fields, the setting offers a fantastic sense of space and privacy. At the far end of the garden sits a fully functional summer house, providing an incredibly versatile additional space. Whether you're looking for a home office, gym, hobby room or somewhere to unwind, this is a superb addition that offers genuine flexibility.

The garage can also be accessed from the rear garden, adding further convenience. Moving upstairs, the property offers three bedrooms, comprising two generous double bedrooms and a single bedroom, alongside a beautifully presented modern family bathroom. The bathroom continues the high standard of refurbishment found throughout the home and features a bath with shower over. Situated in Ditton, the property benefits from a popular residential setting with excellent access to local amenities, schools and transport links. The surrounding area offers a balance of village-style living and everyday convenience, with nearby access to Maidstone, West Malling and the wider Kent commuter network.

A chain-free home offering modern living, a fantastic garden, versatile additional accommodation and a peaceful location backing onto playing fields. This is a property that deserves to be viewed to be fully appreciated.
Freehold
EPC: C
Council Tax: D
Full Fibre Broadband



- CHAIN FREE
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- BRIGHT AND AIRY OPEN-PLAN LIVING ACCOMMODATION

- LARGE DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES
- QUIET CUL-DE-SAC LOCATION IN POPULAR DITTON
- FULLY FUNCTIONAL SUMMER HOUSE

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

AM46741609262L

MR0856/180615/050815/051015LE

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK