



## 23 Priory Grove, Ditton, Kent, ME20 6BA

**ASKING PRICE: £375,000**  
**EPC RATING: D**





**A fantastic opportunity to purchase this three-bedroom, semi-detached family home in the highly sought-after village of Ditton, Aylesford. Chain-free and ready to move into, this property is ideal for families seeking a spacious, well-laid-out home in a convenient and friendly location.**

**Ground Floor:** The property opens into a welcoming entrance hallway, leading to a bright and spacious living room, ideal for relaxing with the family. A separate dining room provides ample space for family meals and entertaining. The kitchen is fitted with a range of units and overlooks the west-facing rear garden, allowing plenty of afternoon and evening sunshine.

A ground-floor WC adds further convenience.

**First Floor:** Upstairs are three well-proportioned bedrooms, including a generous main bedroom with built-in storage, along with a neatly presented family bathroom serving all bedrooms.

To the front, the property benefits from garden space and a private driveway leading to the garage, providing off-road parking. To the rear, there is a generously sized, west-facing garden, perfect for families, outdoor entertaining, or enjoying the evening sun.

**Location:** Ditton is a popular and family-friendly village offering a range of local amenities, well-regarded schools, parks, and excellent transport links. The strong community feel and convenient access to surrounding towns make this an ideal location for families.

**Summary:** Offered chain free, this well-located family home combines space, practicality, and outdoor living. With front and rear gardens, driveway, garage, and a sunny west-facing aspect, this is a superb opportunity in a prime Ditton location and early viewing is highly recommended.

Freehold

Council Tax: D

EPC: D

Full Fibre Broadband Expected Next Year



- **THREE-BEDROOM SEMI-DETACHED FAMILY HOME**
- **HIGHLY SOUGHT-AFTER DITTON LOCATION**
- **DRIVEWAY, FRONT GARDEN AND GARAGE**

- **WEST FACING REAR GARDEN**
- **CHAIN FREE!**
- **TWO RECEPTION ROOMS**

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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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