



Priority Grove, Ditton, Aylesford, ME20
Approximate Area = 910 sq ft / 84.5 sq m
For identification only - Not to scale



13 Priory Grove, Ditton, Kent, ME20 6BA

GUIDE PRICE: £350,000-£375,000
EPC RATING: D





Situated in the ever-popular village of Ditton, this delightful three-bedroom semi-detached home on Priory Grove offers spacious, well-proportioned accommodation, excellent outdoor space, and an ideal setting for family life.

A large driveway to the front provides off-road parking for multiple vehicles — a practical benefit for families and visitors alike.

The ground floor features a welcoming entrance hall and a convenient downstairs WC. To the front, a bright lounge enjoys plenty of natural light and flows seamlessly through an open-plan layout to the rear dining area, which overlooks the garden and provides a comfortable, relaxing space. At the back of the home, the kitchen offers ample worktop and cupboard space, with a stable door giving direct access to the west-facing garden — perfect for everyday use and enjoying the warmer months.

Upstairs, the first floor comprises three well-sized bedrooms, including two generous doubles and a third room suitable as a child's bedroom, nursery, or home office. The family bathroom is well-appointed, featuring both a bath and a separate walk-in shower, completing the accommodation.

Externally, the west-facing rear garden benefits from afternoon and evening sun, offering a private space for outdoor dining, play, and relaxing in the summer months.

Ditton, Aylesford is highly sought-after by families for its strong community spirit, excellent local schools, nearby parks, and scenic countryside walks. The location also provides easy access to Aylesford village, Maidstone town centre, local amenities, and mainline rail services, making it ideal for commuters.

This is a fantastic opportunity to secure a well-located family home in a desirable area, and early viewing is strongly recommended.

Freehold

Council Tax: D

EPC: D

Full Fibre Broadband Expected Next Year



- **THREE BEDROOM SEMI-DETACHED FAMILY HOME**
- **WEST FACING REAR GARDEN**
- **LARGE DRIVEWAY**

- **DOWNSTAIRS CLOAKROOM**
- **EXTENDED ENTRANCE PORCH**
- **READY TO VIEW NOW!**

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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