BLUEBELL ESTATES

99, Priory Grove, Ditton, ME20 6BD

Offers In Excess Of £350,000

About this property.....

If you are looking for a family home in a quiet but well accessible location, with a good sized sunny garden then look no further. The layout is perfect for a sociable family with a recently opened-up kitchen-dining room, that is also semi-open plan to the living area, creating a lovely light-filled versatile space. There are 2 double bedrooms, a good size single 3rd bedroom and a modern bathroom on the first floor. We feel there could also be scope to extend the property further with a loft conversion, subject to the usual consents being obtained of course. The rear garden is a great size and would be perfect for the kids to let off steam in and there is a driveway for 2 cars and gates opening to a further space to park, leading to the garage, so plenty of space for all the family's vehicles. Commuters to London will no doubt enjoy the short 10-minute walk (800m) to Aylesford station or 6-minute drive (3km) to junction 5 of the M20. We expect this beautifully presented home to generate a lot of interest so please don't hesitate in viewing.

Situation.....

The village of Ditton has a primary school which was rated Good in 2015 by Ofsted a large recreation ground and community centre and other local amenities such as a post office, village store, and a parade of independent shops. It has a 28-acre sports club offering football for all ages plus an under 19's academy, hockey, squash, a gym, and even a sauna and sports bar for the less energetic.

What the owner says.....

This house is warm and cosy in the winter and bright and airy in the summer. The garden is a good size and south-west facing.
The area has a great selection of schools to choose from, there are a number of supermarkets, hardware stores and takeaways as well as some fantastic local pubs and restaurants. There are lots of places to go for walks in the area, the old quarry, nature reserve and Aylesford riverside walk are easily accessible.

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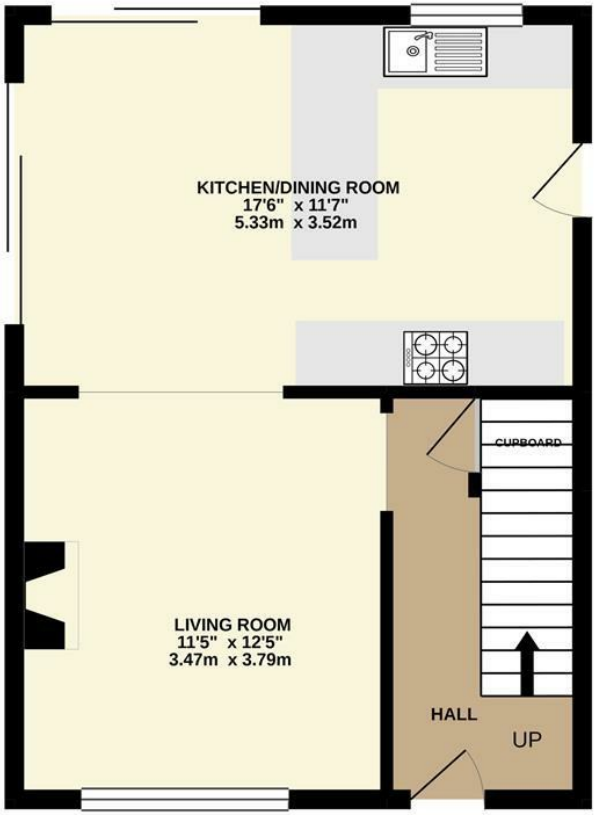
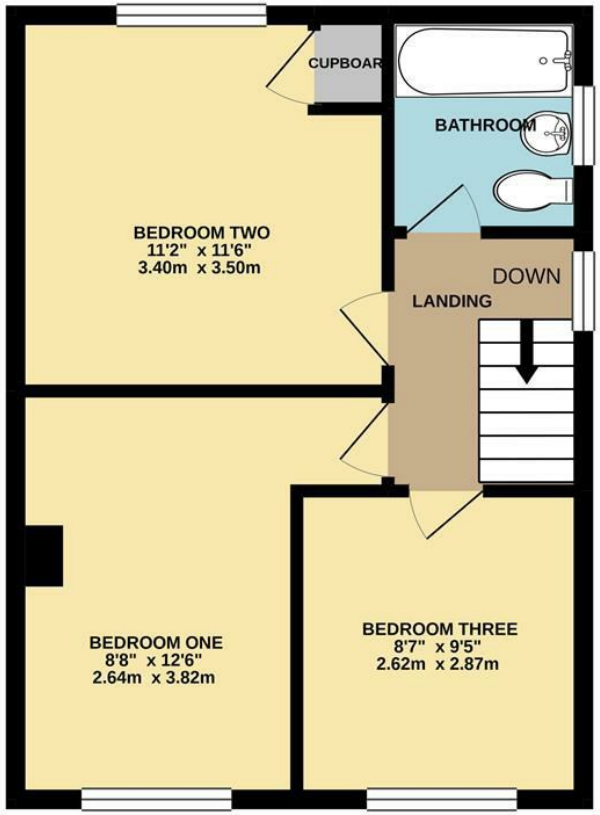
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Notes
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