



**117 Primrose Drive, Ditton, Aylesford, Kent, ME20 6EH**  
**Price Guide £550,000 - £575,000**

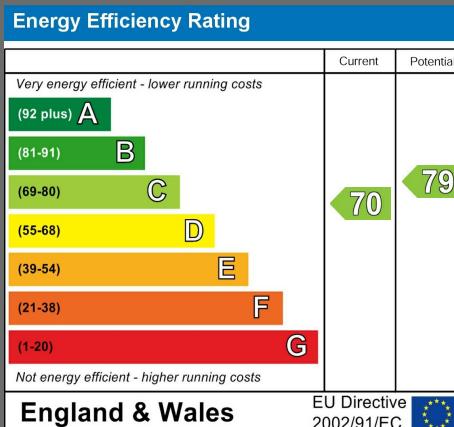
This generously sized detached family home is situated in an elevated position in Ditton, offering stunning views towards the North Downs. Ideally located within walking distance of local shops and schools, the property provides a convenient access to Junctions 4 and 5 of the M20.

Substantially and thoughtfully extended, the property offers versatile accommodation across two floors. The ground floor features a welcoming hallway, an open-plan living room that flows into a spacious dining area, and a well-appointed kitchen/breakfast room. There is also a bedroom with an en-suite shower room and access to an enclosed storage area.

The first floor comprises a landing, a main bedroom with an en-suite shower room, four further bedrooms, and a separate family bathroom.

Externally, the property benefits from a driveway offering off-street parking and a useful storage area with power and lighting. Side pedestrian access leads to a tiered, elevated garden with established planting, creating a delightful outdoor space.

- **Guide Price £550,000 - £575,000**
- **Generous Sized Detached House**
- **Five /Six Bedrooms**
- **Two/Three Reception Rooms**
- **Family Bathroom and 2 En Suites**
- **Open Plan Living/Dining Room**
- **Kitchen/Breakfast Room**
- **Off Street Parking**
- **Good Sized Rear Garden**
- **EPC Rating C**



## LOCAL AREA INFORMATION FOR DITTON

Ditton is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 4.6 miles away.



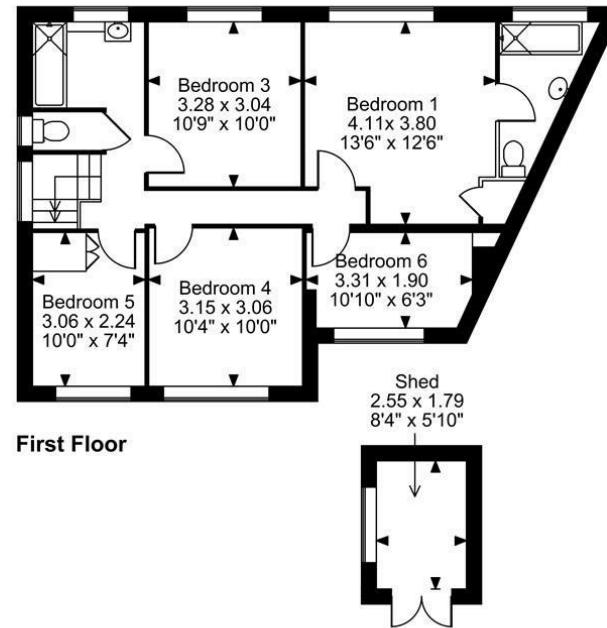
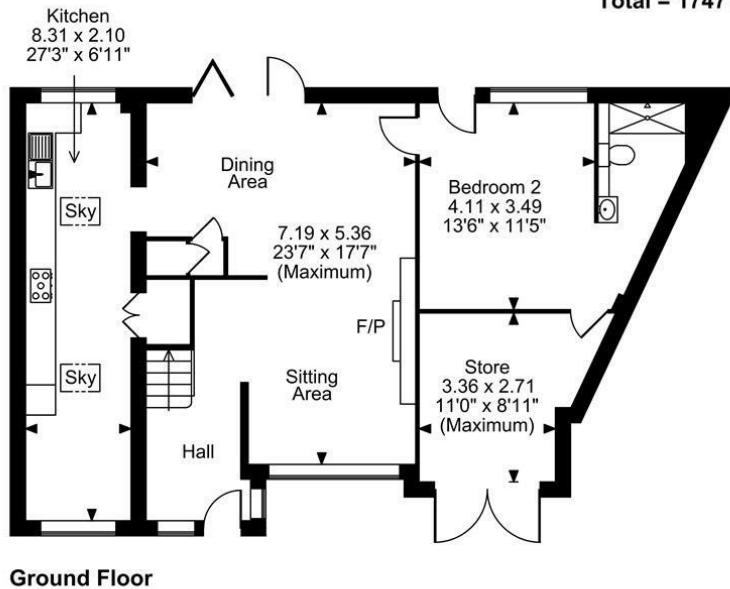
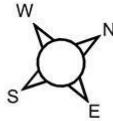
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold  
Council Tax Band E  
EPC Rating C  
Double Glazing  
Gas Central Heating  
Loft



**Primrose Drive, Ditton, Aylesford**
**Approximate Gross Internal Area**
**Main House = 1585 Sq Ft/147 Sq M**
**Store = 113 Sq Ft/11 Sq M**
**Shed = 49 Sq Ft/5 Sq M**
**Total = 1747 Sq Ft/163 Sq M**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8632380/SS

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefix EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979