



Cherry Orchard, Ditton, Aylesford, ME20 6QS
Offers Over £400,000



Light, bright and SPACIOUS 3 bedroom semi-detached house with driveway and garage located in a quiet cul-de-sac in the sought after suburb of DITTON. Ideally located for ease of access to motorways, schools, local amenities and beautiful Kent parks and countryside.

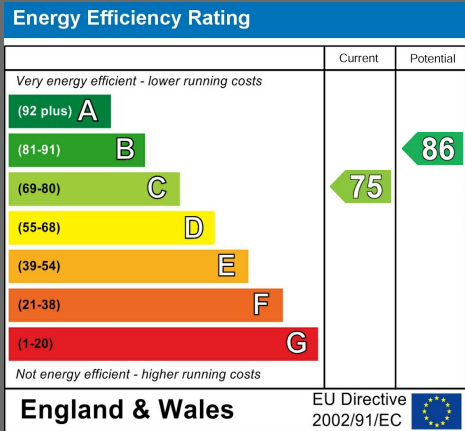
Internally the accommodation comprises entrance porch, large living/dining room, cloakroom, modern kitchen and study. There is also a further approximate 8ft garage space To the first floor is a main bedroom with fitted wardrobes, second bedroom with a built in wardrobe and a third bedroom. Concluding upstairs is a modern family bathroom.

Externally the property offers a front garden, mainly laid to lawn with a convenient driveway . The back garden is entirely private and a beautiful sun trap. Additional there is a sun awning for additional comfort in the summer months. A big additional benefit are that the windows and doors are 2 years old and all with FENSA certificates.

A really beautiful example of a family home which has been modernised throughout. We recommend early viewing to avoid disappointment.

EPC Rating C

- Modern 3 Bedroom Family Home
- Sought After Area Of Ditton
- Open Plan Lounge/Diner
- 3 Good Size Bedrooms
- Driveway
- Study Downstairs
- Great Location For Schools And Amenities
- Private Garden
- Sun Awning In 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 a K-Sports Centre, 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. The local schools are all of a very high standard and some are recently voted **OUTSTANDING** on Ofsted reports.

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.

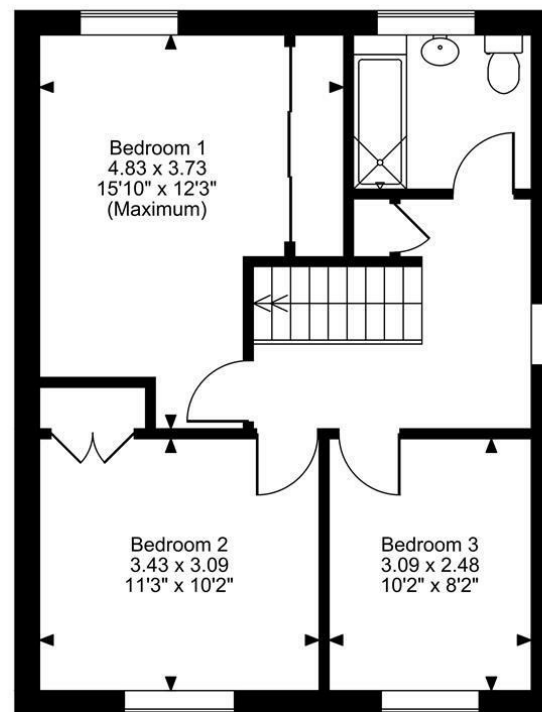
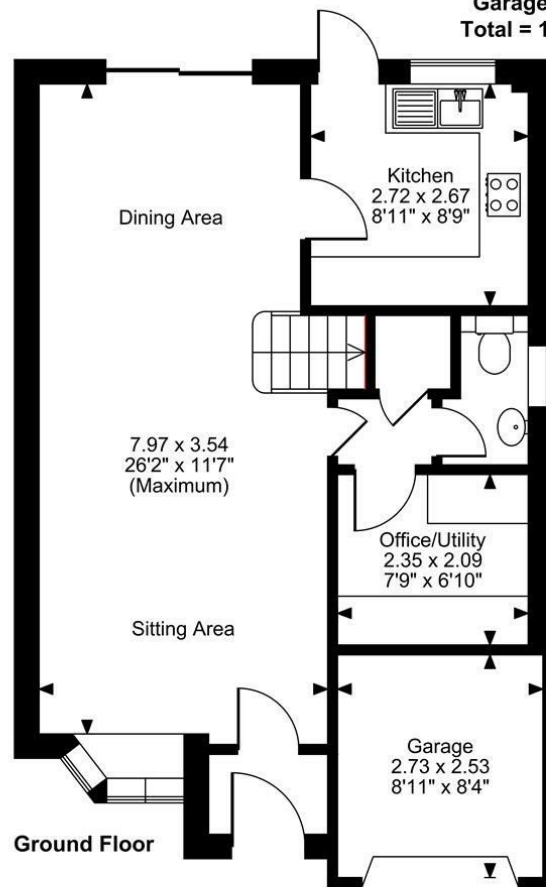
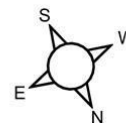
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Brick Built House
Council Tax Band D
EPC Rating C
UPVC Double Glazing
Gas Central Heating
New Windows And Doors



Cherry Orchard, Ditton, Aylesford
Approximate Gross Internal Area
Main House = 1022 Sq Ft/95 Sq M
Garage = 74 Sq Ft/7 Sq M
Total = 1096 Sq Ft/102 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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