



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£475,000**

**Freehold**

4x  2x  1x 

**St. Peter's Road, Ditton,  
Aylesford, Kent, ME20**

*Wards*  
Helping you move forwards





## Main features

- **Extended & well presented throughout**
- **Ground floor bedroom used as a study - work from home with ease**
- **Only a short walk to Ditton Infant & Primary schools**
- **Lovely kitchen/dining/family area - ideal for entertaining**
- **Enjoy country walks from your door**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'2 x 11'5 (4.32m x 3.48m)

Bedroom 4 (used as a Study): 7'2 x 7'2 (2.19m x 2.19m)

Cloakroom & Utility

Family Area: 10'7 x 10'3 (3.23m x 3.13m)

Dining Area: 9'6 x 5'3 (2.90m x 1.60m)

Kitchen: 10'2 x 8'10 (3.10m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 8'9 (4.22m x 2.67m)

En-Suite Shower Room

Bedroom 2: 11'2 x 7'8 (3.41m x 2.34m)

Bedroom 3: 11'6 x 7'10 (3.51m x 2.39m)

Bathroom

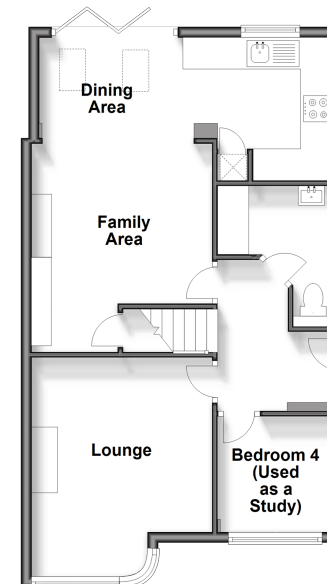
### OUTSIDE

Driveway & Garage

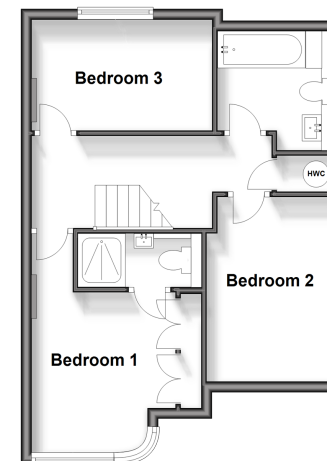
Front & Rear Gardens

Summer House/Bar: 17'9 x 8'10 (5.41m x 2.69m)

**Ground Floor**  
Approx. 55.9 sq. metres (601.6 sq. feet)



**First Floor**  
Approx. 42.8 sq. metres (461.2 sq. feet)



**Call Larkfield - 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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