



**49 St. Peters Road, Ditton, Aylesford, ME20 6PF**  
**Offers In Excess Of £425,000**




## Fabulous 3/4 bedroom Semi Detached House.

Offered CHAIN FREE this is a delightful and rarely available semi detached family house, situated in the favoured residential area of St Peters Road in Ditton, which is conveniently placed for local amenities and local schools and provides good links to the M20.

This well presented and attractive family home offers spacious and well planned accommodation over to 2 floors, The ground floor comprising hall, study/bedroom, lounge, dining room, kitchen and large family sun room and additional shower room. To the first floor are three bedrooms and bathroom with the third bedroom being accessed through the second. Further benefits include double glazing and gas fired central heating. Externally the property boasts front garden, large driveway for multiple vehicles, garage and a pleasant enclosed private rear garden. Internal viewing of the property is strongly recommended and benefits from being CHAIN FREE.

- Sought After Location
- 3/4 Bedroom Semi Detached House
- CHAIN FREE
- Large Family/Sun Room
- Close to Ditton Infant And Primary School
- Tonbridge and Malling Council
- EPC Rating D
- Council Band D

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>	
<b>68</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 





### 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.

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.

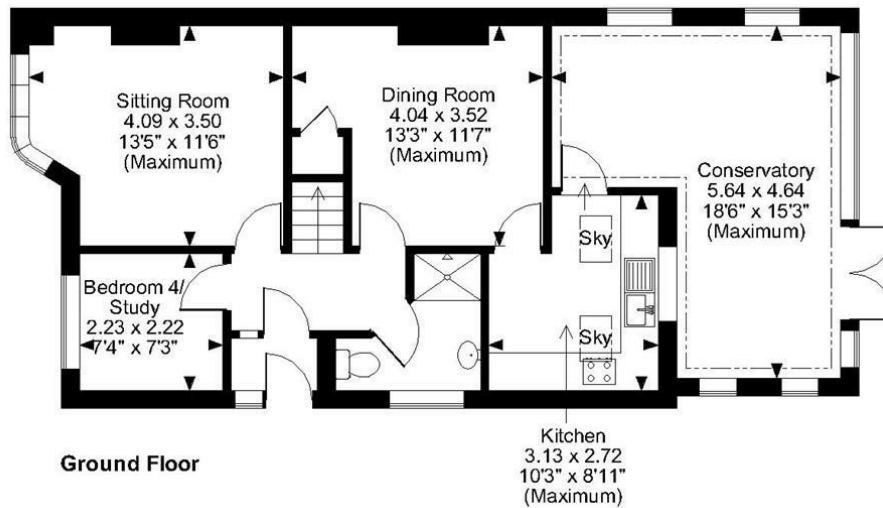
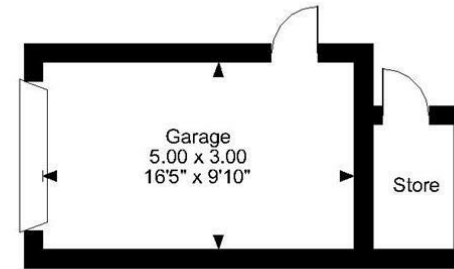
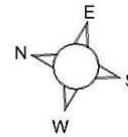
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### ADDITIONAL INFORMATION

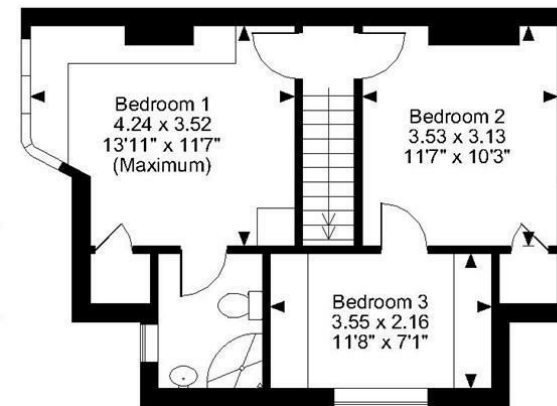
Freehold  
Brick Built House  
Council Tax Band D  
EPC Rating C  
UPVC Double Glazing



**St. Peters Road, Ditton, Aylesford**  
**Approximate Gross Internal Area**  
**Main House = 1231 Sq Ft/114 Sq M**  
**Garage & Store = 196 Sq Ft/18 Sq M**  
**Total = 1427 Sq Ft/132 Sq M**



**Ground Floor**



**First Floor**

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

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

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