



**Guide Price**  
**£475,000**

**Freehold**

2x  1x  1x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Potential for development subject to planning application & approval
- No forward chain to worry about
- Both bedrooms are doubles & have fitted wardrobes for good storage
- The bright conservatory adds extra space with a nice view of the garden
- The kitchen comes with integrated appliances for your convenience

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'2 x 13'2 (4.32m x 4.02m)

Dining Area: 7'9 x 7'2 (2.36m x 2.19m)

Conservatory: 12'0 x 11'9 (3.66m x 3.58m)

Kitchen: 12'9 x 7'4 (3.89m x 2.24m)

Bedroom 1: 12'6 into bay x 11'0 into fitted wardrobes (3.81m x 3.36m)

Bedroom 2: 11'9 x 10'0 (3.58m x 3.05m)

Shower Room

### OUTBUILDING

Garage

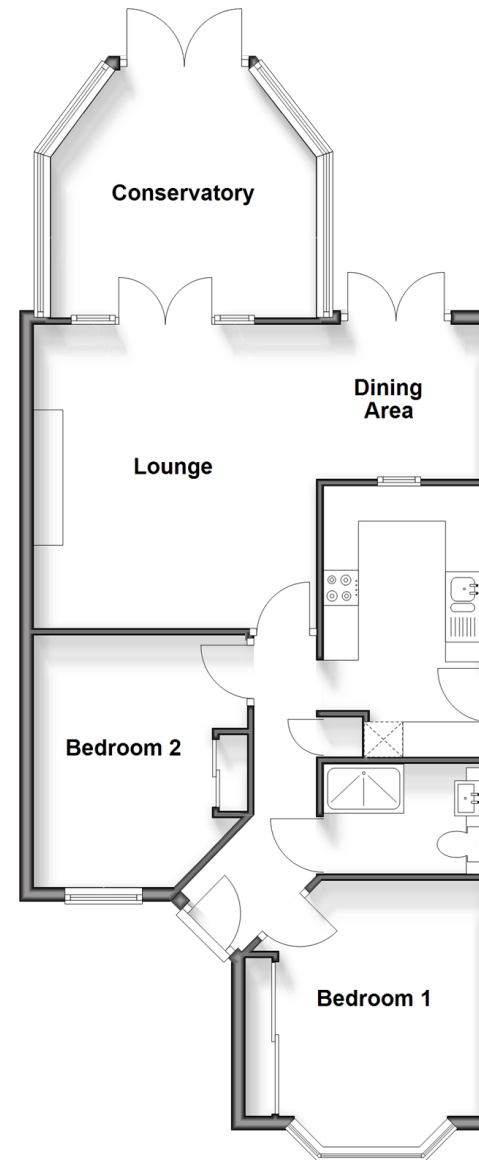
### OUTSIDE

Driveway

Front & Rear Gardens

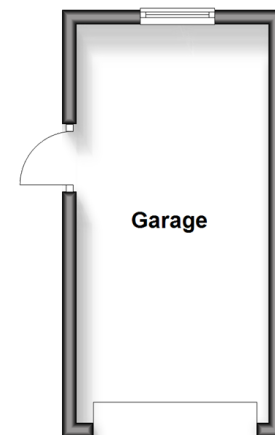
### Ground Floor

Approx. 75.9 sq. metres (817.2 sq. feet)



### Outbuilding

Approx. 15.6 sq. metres (167.6 sq. feet)



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

- 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.



12935336/20250320/CK/RT