



**Connells**

Pit Head Drive  
Aylesham CANTERBURY

# Pit Head Drive Aylesham CANTERBURY CT3 3FT

for sale  
**£400,000**



## Property Description

Set within the ever-popular village of Aylesham, this modern and well-maintained detached family home offers spacious and versatile accommodation across two floors, making it ideal for families or those seeking flexible living space.

Occupying a generous corner plot, the property benefits from off-road parking to the rear, a garage and gated side access leading to a low-maintenance rear garden.

The ground floor opens into a welcoming entrance hallway, with access to a downstairs cloakroom and storage cupboards, a versatile study room, which can comfortably serve as a fifth bedroom, home office or additional reception space. The main living room is bright and inviting, featuring double doors that open onto the rear garden.

To the rear of the property, the modern kitchen is fitted with integrated appliances including a fridge, freezer and dishwasher, and flows into a spacious dining area. This open-plan layout provides an ideal setting for family life and entertaining, with further double doors leading out to the garden.

To the first floor you will find four well-proportioned bedrooms, three of which with built in wardrobes. The principal bedroom has an en suite shower room. The contemporary family bathroom serves the other bedrooms complete with bath, WC and basin.

The property is conveniently located within walking distance of local amenities, shops, primary school and main line train station with direct links to Canterbury and London,

## Entrance Hallway

## Cloakroom

## Living Room

16' 5" x 10' 6" ( 5.00m x 3.20m )

## Study / Fifth Bedroom

12' 10" Max x 10' Max ( 3.91m Max x 3.05m Max )

## Kitchen Dining Room

10' 11" Max x 9' 9" Max ( 3.33m Max x 2.97m Max )

## Landing

## Bedroom One

15' x 10' 1" ( 4.57m x 3.07m )

## En Suite

## Bedroom Two

14' 7" x 10' 4" ( 4.45m x 3.15m )

## Bedroom Three

12' 3" x 10' 4" ( 3.73m x 3.15m )

## Bedroom Four

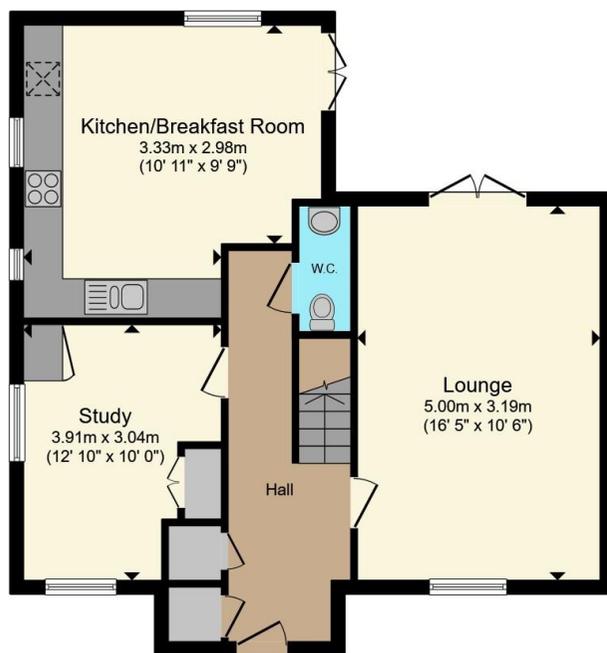
7' 5" x 7' 4" ( 2.26m x 2.24m )

## Bathroom









**Ground Floor**



**First Floor**

Total floor area 128.9 m<sup>2</sup> (1,388 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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29-30 Watling Street  
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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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