



35 Rutledge Avenue, Kingsnorth

Offers in Region of £395,000

35 Rutledge Avenue

Kingsnorth, Ashford

Rare 4-bed semi-detached house in sought-after Bridgefields estate, featuring a cosy lounge, dining room, en-suite master bedroom, and inviting garden with patio. Impressive family home exuding warmth and comfort, perfect for cherished moments. Enjoy suburban tranquillity with modern amenities and private parking.

Council Tax band: D

Tenure: Freehold

- Situated along a quiet footpath away from road
- Spacious 4 bedroom semi-detached family home
- Popular Bridgefields estate
- L-shaped lounge and additional dining room
- Double car port
- En-Suite Shower Room to Master Bedroom
- Well presented throughout
- Rear garden with gated access to parking area



Hallway

With stairs to first floor and under stairs storage cupboard.

Cloakroom

Low level wc, wash hand basin and obscured window to front.

Lounge

20' 8" x 15' 6" (6.30m x 4.72m)

narrowing to 12'6 x 9'1 (3.81m x 2.77m) With window to rear and doors leading to rear garden.

Dining Room

9' 10" x 9' 4" (3.00m x 2.84m)

Window to front.

Kitchen

9' 10" x 9' 8" (3.00m x 2.95m)

Range of cupboards and drawers beneath work surfaces, window and door to rear, space and plumbing for washing machine, integrated fridge/freezer, low level oven with 4 ring gas hob and extractor fan over, range of wall mounted units with wall mounted boiler.

Landing

With window to front, airing cupboard and loft access.

Bedroom

12' 11" x 9' 9" (3.94m x 2.97m)

Built in double wardrobe and window to rear.

En-suite Shower Room

Low level wc, wash hand basin, tiled shower cubicle with extractor fan and obscured window to the side.

Bedroom

9' 10" x 9' 3" (3.00m x 2.82m)

With window to front.



Bedroom

10' 1" x 7' 2" (3.07m x 2.18m)

Window to rear.

Bedroom

7' 5" x 6' 5" (2.26m x 1.96m)

Window to front.

Family Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, obscured window to rear.

Garden

The rear garden is laid to lawn with patio area. There is gated rear access leading to parking area.

CAR PORT

2 Parking Spaces

Double car port







Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



Total area: approx. 105.0 sq. metres (1130.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Andrew & Co Estate Agents - Ashford

01233 632383

info@andrewandco.co.uk

