



39 Rutledge Avenue, Kingsnorth

Guide Price **£360,000**

Skippers

39 Rutledge Avenue

Kingsnorth, Ashford

Well presented 3 bed semi in Bridgefields. Quiet footpath location. En suite, cloakroom, double garage, parking, low maintenance garden. No chain. Move-in ready and ideal for families. Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- Well Presented 3 Bedroom Semi-Detached Family Home
- Situated along a quiet footpath away from road
- Double Garage to Rear benefitting from Power & Lighting
- Popular Bridgefields estate
- Low Maintenance Rear garden with gated access to parking area
- En-suite to Master Bedroom, Family Bathroom & Ground Floor Cloakroom
- Modern Fitted Kitchen
- Separate Lounge & Dining Room



Hallway

With stairs to first floor, understairs storage and window outlook to front with shutter blinds.

Cloakroom

Low level wc, wash hand basin with mixer tap and tiled splashback with obscured window to front.

Sitting Room

15' 2" x 12' 5" (4.62m x 3.79m)

Window and door leading to rear garden.

Kitchen

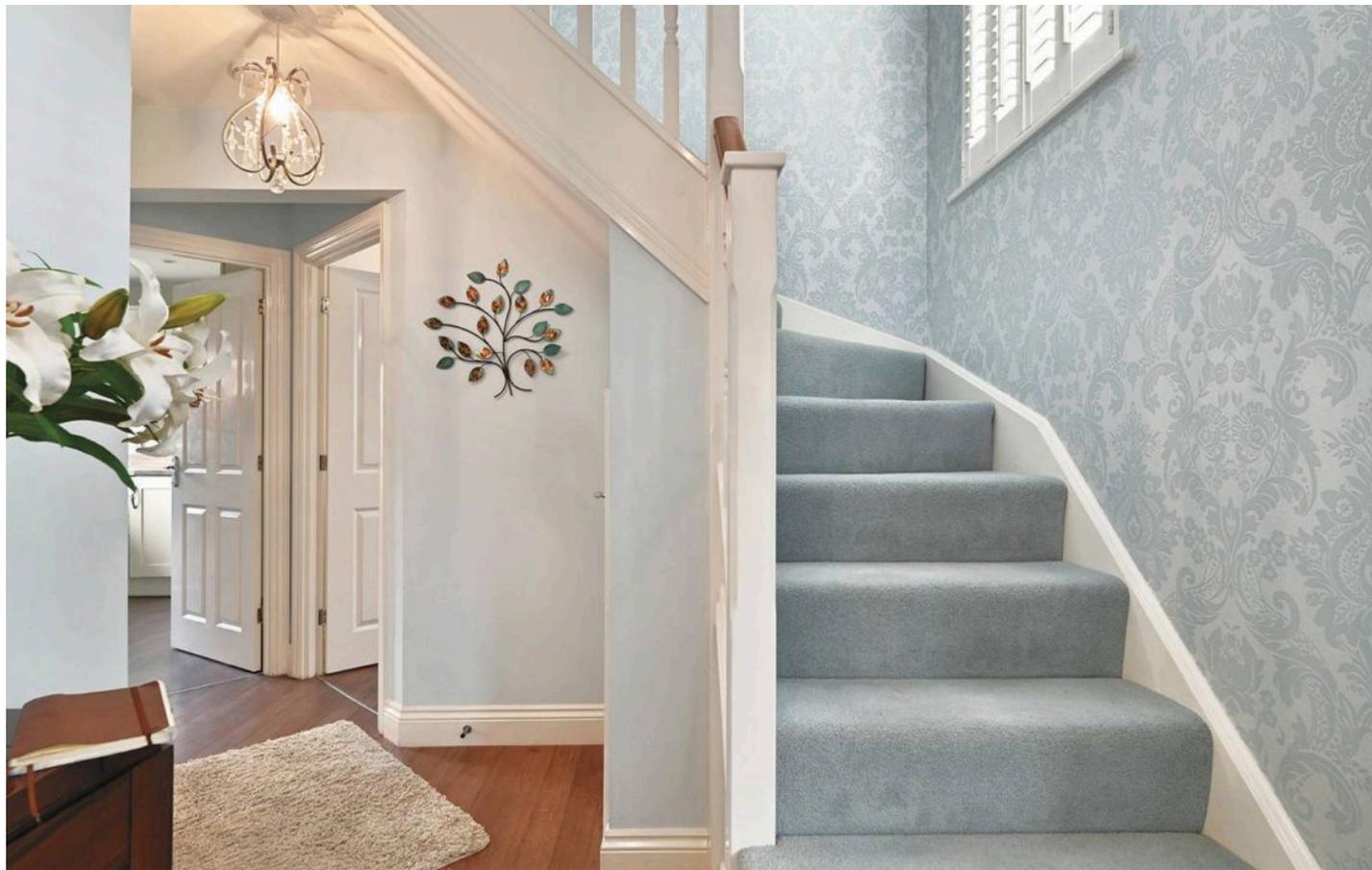
9' 11" x 9' 10" (3.02m x 3.00m)

Good range of shaker style cupboards and drawers beneath work surfaces, with additional wall mounted units, window and door to rear, 1 and half bowl sink with mixer tap and drainer, cupboard housing wall mounted boiler, space and plumbing for washing machine, kick heaters, electric hob with extractor fan over and splashback, eye level oven.

Dining Room

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

Window outlook to front with shutter blinds.





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Landing

Doors leading to bedrooms and family bathroom, airing cupboard.

Bedroom

10' 7" x 10' 2" (3.23m x 3.10m)

Window to front with shutter blinds.

En-suite

White suite comprising low level wc, wash hand basin built into vanity storage, tiled shower cubicle, obscured window to rear and extractor fan.

Bedroom

9' 5" x 9' 0" (2.87m x 2.74m)

Window to rear with shutter blinds and built in double wardrobes.

Bedroom

9' 0" x 7' 8" (2.74m x 2.34m)

Window outlook to front with shutter blinds, built in storage cupboard.

Family Bathroom

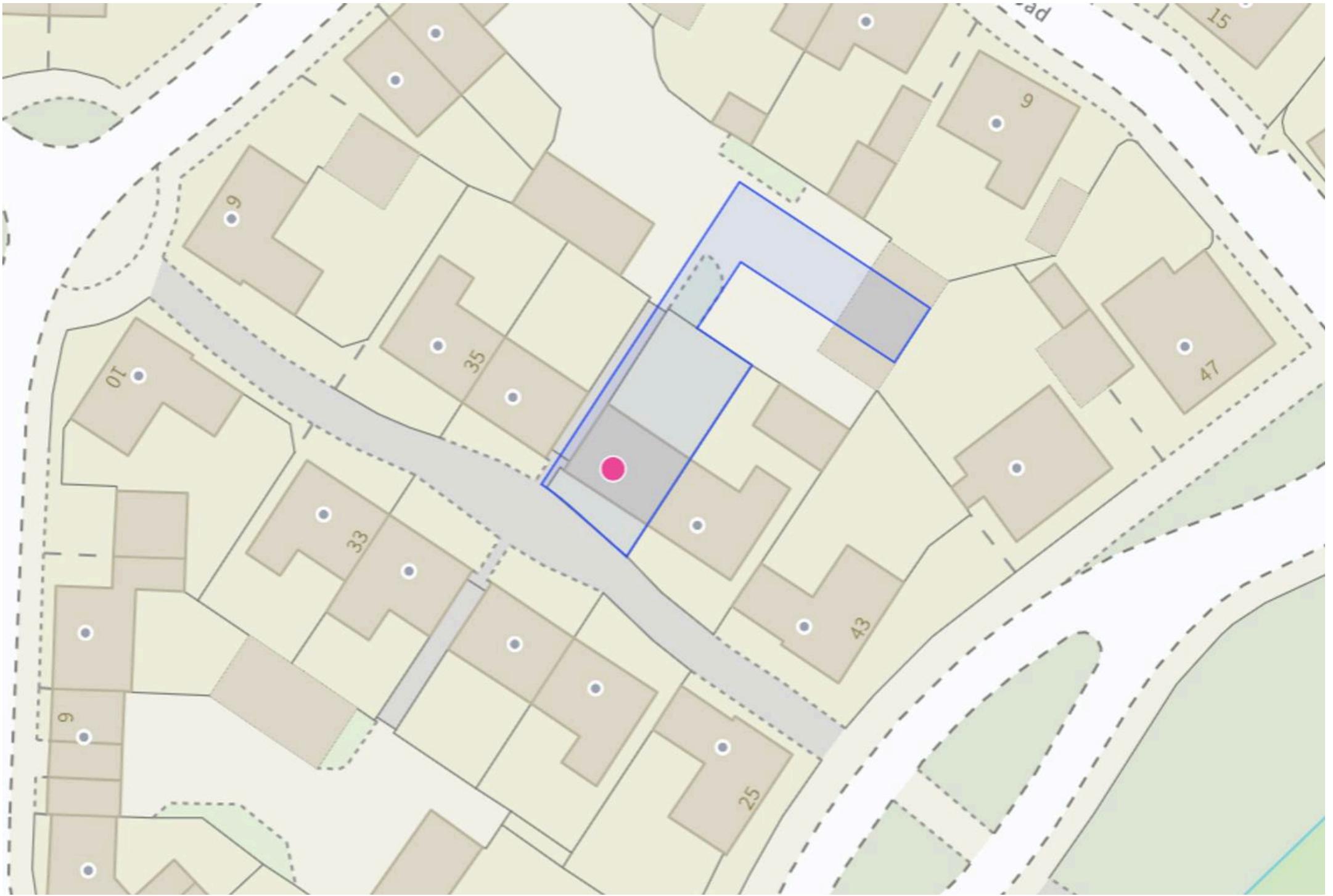
White suite comprising low level wc, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, locally tiled walls and obscured window to rear.





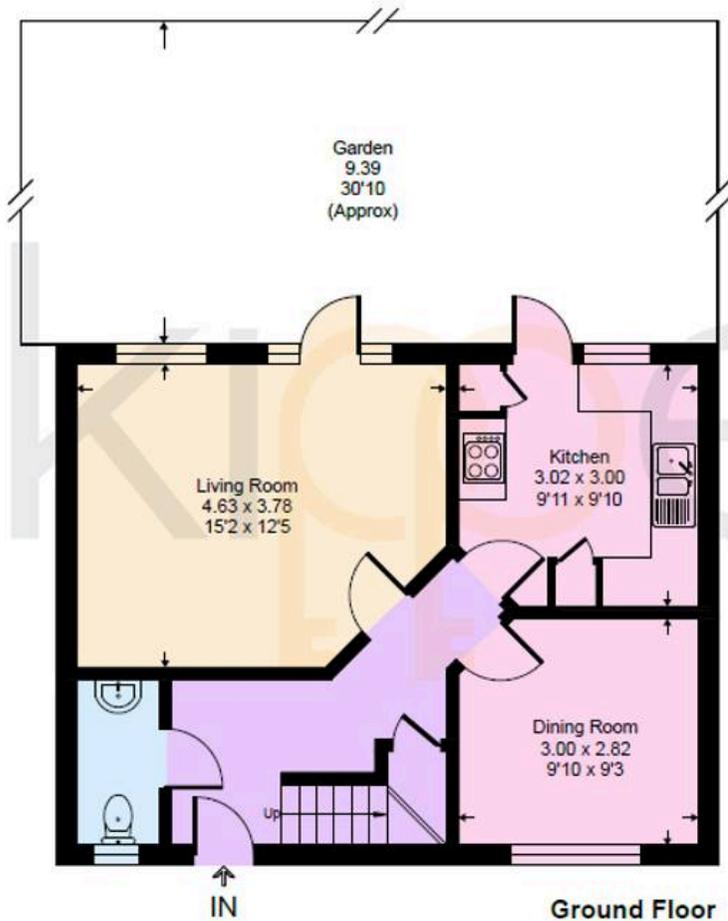
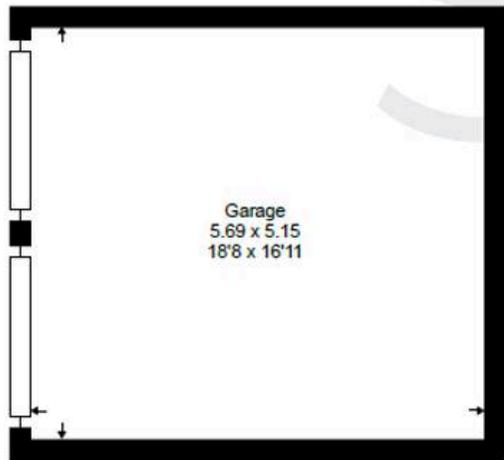






Rutledge Avenue, TN25

Approximate Gross Internal Area = 93 sq m / 1002 sq ft
Approximate Garage Internal Area = 29.2 sq m / 315 sq ft
Approximate Total Internal Area = 122.2 sq m / 1317 sq ft



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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