

for sale

guide price **£500,000**



Ruffets Wood Kingsnorth Ashford TN23 3QQ

This four bedroom detached family home in Ruffets Wood is a true gem. From its immaculate condition and en suite master bedroom to the garage, storage space, extended conservatory, off-road parking, and private rear garden. Don't miss out on this incredible opportunity.



Ruffets Wood Kingsnorth Ashford TN23 3QQ

Entrance Hall

Cloakroom

Lounge

17' 5" x 13' (5.31m x 3.96m)

Dining Room

9' 3" x 12' 10" (2.82m x 3.91m)

Kitchen

20' 9" x 10' 11" (6.32m x 3.33m)

Conservatory

11' 7" x 13' 2" (3.53m x 4.01m)



First Floor

Landing

Bedroom 1

12' 2" x 12' 10" (3.71m x 3.91m)

En-Suite

Bedroom 2

10' 3" x 12' 11" (3.12m x 3.94m)

Bedroom 3

10' 5" x 8' 7" (3.17m x 2.62m)

Bedroom 4

9' 4" x 8' (2.84m x 2.44m)

Bathroom

Outside

Double Garage And Driveway

Rear Garden

Outbuilding

13' 6" x 8' 8" (4.11m x 2.64m)

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





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.focalagent.com

To view this property please contact Connells on

T 01233 502020
E parkfarm@connells.co.uk

Unit 3 Moatfield Meadow Kingsnorth
 ASHFORD TN23 3LU

Property Ref: PFM405278 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/PFM405278



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk