



54 Ruffets Wood, Gravesend, DA12 5JQ

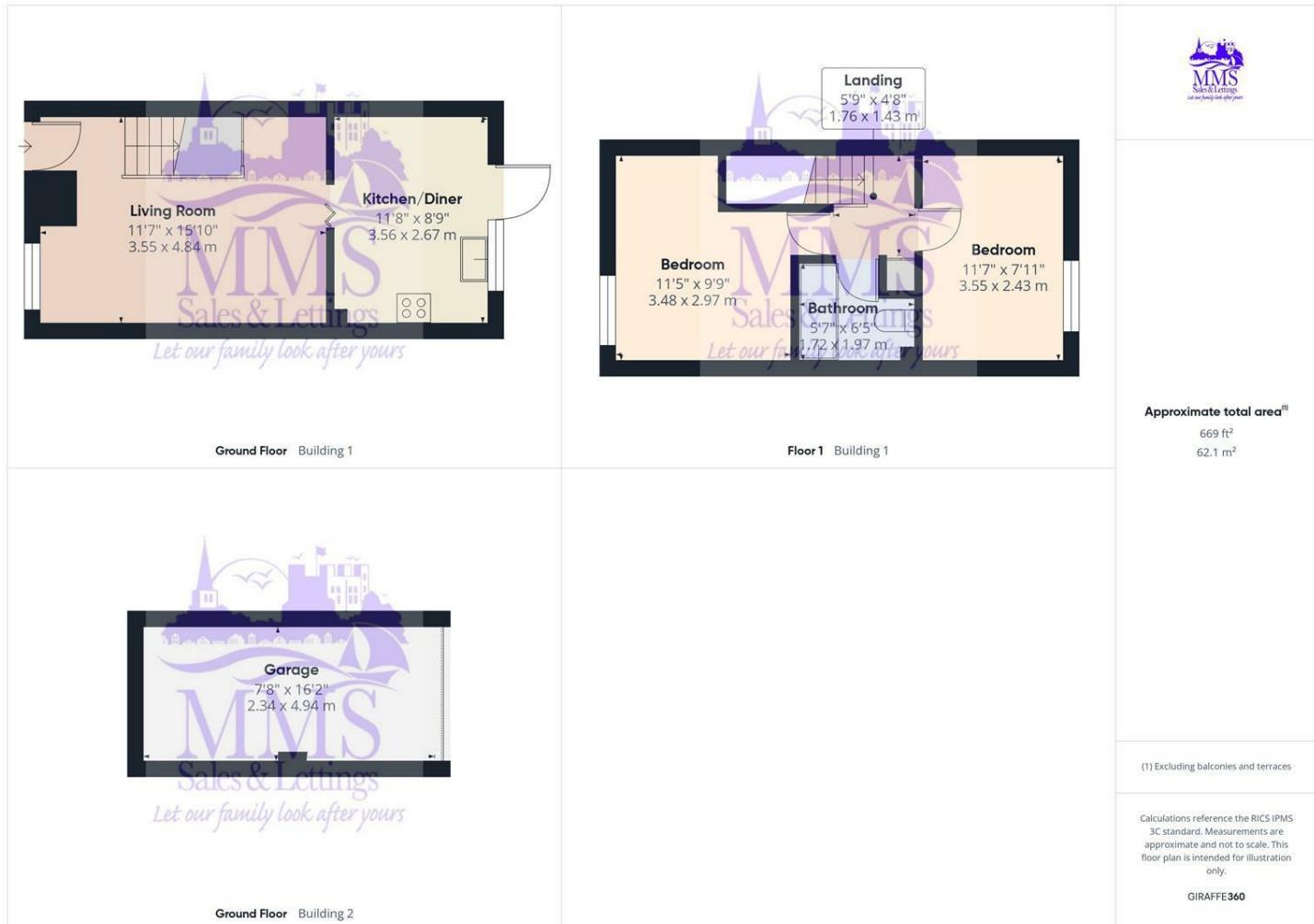
GUIDE PRICE £290,000 - £310,000

Situated in the popular Ruffets Wood area of Gravesend, this well-presented two-bedroom mid-terrace home offers comfortable, versatile living in a peaceful yet well-connected neighbourhood. Ideal for families, first-time buyers, or professionals, the property combines practical internal space with low-maintenance outdoor living. The ground floor provides a welcoming lounge area, complete with a dedicated study space—perfect for those working from home or seeking a quiet reading nook. To the rear, a spacious kitchen/diner creates an excellent setting for family meals and entertaining, offering a sociable and functional heart to the home. Upstairs, the property features two generously sized double bedrooms, both offering ample space for relaxation, alongside a well-appointed first-floor family bathroom. Externally, the rear garden has been designed for ease of maintenance, featuring an artificial lawn that allows for year-round use without the upkeep. The home also benefits from a garage en-bloc to the rear, providing valuable additional storage or secure parking.

Gravesend town centre and its mainline railway station are just a short distance away, with the A2 and Ebbsfleet International Station close by, offering fast and convenient high-speed links into London. Bluewater Shopping Centre is approximately a 15-minute drive, providing an excellent range of shops, restaurants, and leisure amenities. A range of well-regarded schools can be found within a two-mile radius, catering to children of all ages. Set within a quiet, family-friendly area, this home delivers the perfect balance of convenience and comfort. With a council tax band C and strong local amenities nearby, this is an excellent opportunity to secure a charming and well-located property in Gravesend.

£290,000

- **WALK-THROUGH VIDEO TOUR**
- **GUIDE PRICE £290,000 to £310,000**
- **GARAGE EN-BLOC**
- **REAR GARDEN WITH ARTIFICIAL LAWN**
- **FIRST FLOOR BATHROOM**
- **COUNCIL TAX BAND C & EPC RATING C**
- **GENEROUS KITCHEN/DINER & LOUNGE**
- **CLOSE TO GOOD SCHOOLS & COMMUNITY PARKS**
- **CLOSE TO AMENITIES & TRANSPORT LINKS**



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC			