

Romulus Gardens, Ashford  
Guide Price £400,000



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# Romulus Gardens, Ashford

## DESCRIPTION

Hunters are delighted to welcome to the market, for the first time in over 20 years – found within the popular Knights Park development, this well presented three bedroom, detached, attractive family home in a quiet cul-de-sac.

If you're looking to reside in a quiet neighbourhood, with all of Park Farm's necessities close by, then look no further than this wonderful family home. The property is sat behind a well kept small frontage also offering a large driveway the side, allowing spaces for up to three cars, a huge bonus for a family with multiple vehicles, the drive way itself leads to a detached single garage with up and over door providing essential storage space for all that comes with day to day family life.

The homes internal accommodation in brief comprises of a ground floor W/C, an essential for a family home. There's a large spacious lounge with large picture window to the front of the home offering a view over the well kept frontage. The large lounge leads through an archway to a more formal dining area located opposite the kitchen. The dining space offers patio doors that open out into the rear garden. The home's layout flows naturally into the kitchen area, where you will find a array of wall and base units, combination boiler and plenty of work top space, the perfect window placement to gaze out of the window whilst tackling the washing up! There's also room for all the free standing appliances you would need & a door that leads you out into the driveway & garage. Before you climb the stairs there is a handy storage cupboard underneath the stairs finishing the ground floor well.

The stairs rise from the hall, where you will discover a light flooded landing, offering three well proportioned bedrooms, two of which are home to large double beds, the master bedrooms is positioned at the front of the home and boasts a en-suite shower room along with a large array of fitted storage units. Across the hall, are bedrooms two & three, which are located at the rear of the home overlooking the rear garden, the guest bedroom is a spacious room and is finished with a large double wardrobe. Finally, there is a family bathroom with built in storage cupboard that services bedrooms 2 & 3 with shower over bath, wash hand basin and W/C.

Externally, without a doubt a huge attraction for most, is the well kept rear garden. In our opinion, it has been well maintained by the current owners. There's a patio area that leads from the patio doors, great for a table and chairs for alfresco dining! The garden is laid to lawn and leads to a shingled section, positioned perfectly to capture the afternoons sun, being a southerly facing garden – it's ideal for those that enjoy the sun! There's a handy garden shed & a well built garage, providing plenty of space utilized for storage of all those garden implements.

This home can be found within the popular Knights Park area of Ashford, an area which offers an array of unspoilt rural walks, a local supermarket, a number of well regarded primary schools, nurseries, an indoor childrens centre and local amenities including hairdressers, and local travel agents. It has proved to be a extremely popular place to live, proven by the many families that have purchased in the area over the many years. Kingsnorth is approx. 2 miles away from Ashford International Train Station, offering High speed travel directly into London at 38 minutes! The Ashford Town Centre and newly developed Junction 10 and 10a of the M20 are both nearby curtesy of a small car journey. We are sure that this property wont hang around, so encourage you to call quickly to arrange your viewing and avoid disappointment!

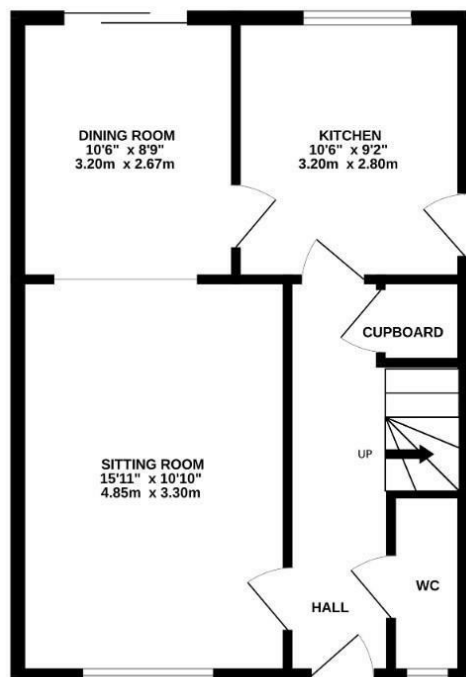
Please call Hunters, sole agents on 01233 613613 to book your appointment now!



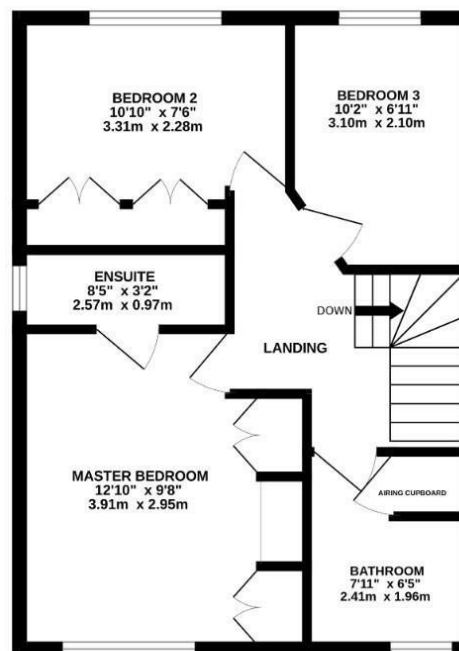




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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 the 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

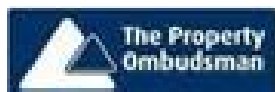
## Viewing

Please contact our Hunters Ashford Office on 01233 613613 if you wish to arrange a viewing appointment for this property or require further information.

21 Cedar Parade, Repton Park Avenue, Ashford, TN23 3TE

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