





# Romulus Gardens, Ashford, TN23 3PX

£450,000 - Offers in Excess of



Hunters are delighted to welcome to the market this well presented four bedroom detached home – found within the popular Knights Park development, 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, 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 bay front window to the front of the home offering a view over the well kept frontage. The large lounge leads through the double doors to an open plan kitchen/dining area located to the rear of the home. The dining space offers patio doors that open out into the rear garden. The kitchen area boasts an array of wall and base units, breakfast bar 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. Wonder to the side of the kitchen and you will find the homes all important utility area, also provided access to the rear garden. Before you climb the stairs there is a handy storage cupboard that goes underneath the stairs finishing the ground floor well.





Hunters are delighted to welcome to the market this well presented four bedroom detached home – found within the popular Knights Park development, 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, 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 bay front window to the front of the home offering a view over the well kept frontage. The large lounge leads through the double doors to an open plan kitchen/dining area located to the rear of the home. The dining space offers patio doors that open out into the rear garden. The kitchen area boasts an array of wall and base units, breakfast bar 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. Wonder to the side of the kitchen and you will find the homes all important utility area, also provided access to the rear garden. Before you climb the stairs there is a handy storage cupboard that goes underneath the stairs finishing the ground floor well.

The stairs rise from the hall, where you will discover a light flooded landing, offering four well proportioned bedrooms, two of which are home to large double beds, the master bedrooms is positioned at the front of the home, flooded with light through the bay window, and boasts a en-suite shower room along with a large array of fitted storage units. Across the hall, you will find the second bedroom, which is located at the rear of the home overlooking the garden, providing a double room with ample floor space and fitted wardrobes. This floor is finished off nicely with bedrooms 3 and 4, providing single rooms. Finally, there is a family bathroom that services bedrooms 2, 3 and 4 with bath and shower attachment, wash hand basin and W/C.

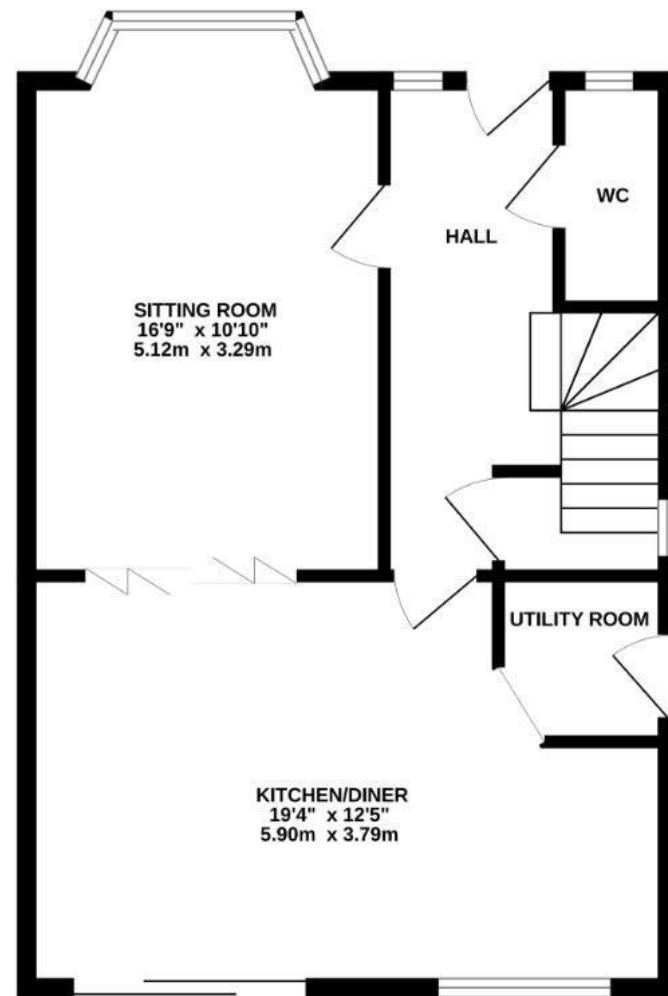
Externally, without a doubt a huge attraction for most, is the well kept rear garden. In our opinion, it has been well maintained by the current owners. There's a patio area that leads from the patio doors, great for a table and chairs for alfresco dining! The garden is laid to lawn and boasts a handy garden shed, 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 children's centre and local amenities including hairdressers. 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!

All mains services are connected, but none have been tested by the agent.  
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)  
Average Broadband Speed: 47mb Superfast :10000mb Ultrafast :10000mb

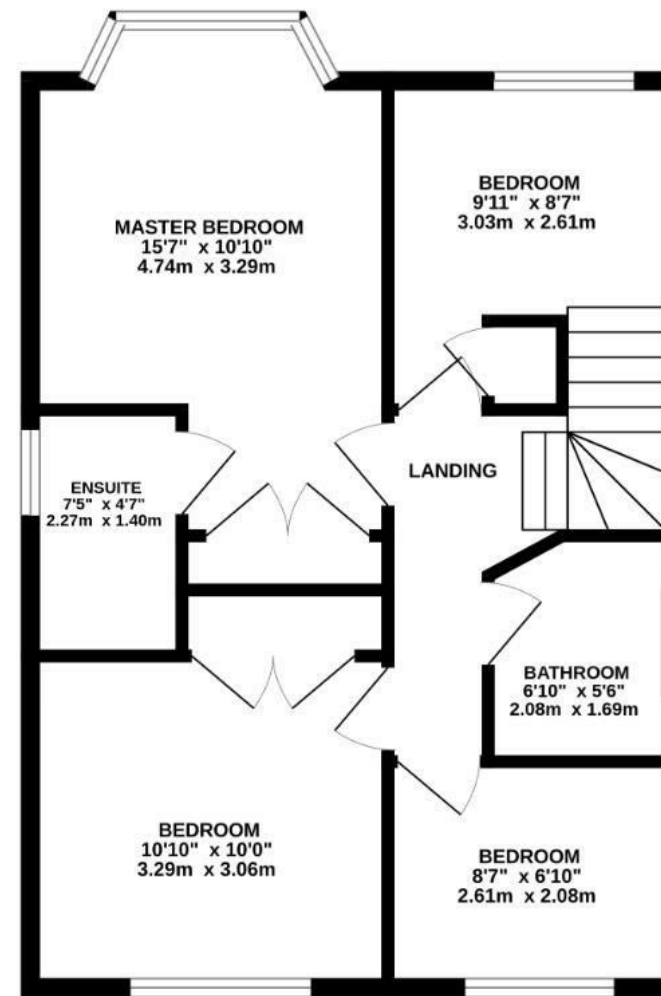
Please call Hunters, sole agents on 01233 613613 to book your appointment now!

GROUND 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.  
Made with Metropix ©2025

1ST FLOOR



Tenure: Freehold  
Council Tax Band: E

- A well appointed four bedroom detached home in quiet cul-de-sac
- Charming no through road location a wander from Tesco's Park Farm
- Driveway providing parking for 3 vehicles and detached garage
- Principle bedroom offering en-suite shower room
- Spacious open plan kitchen/dining area
- Large living area with bay front window
- Handy utility area from kitchen as well as downstairs W/C
- Well-kept rear garden with shed
- EPC: C (69)
- Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
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	85

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.