



29 Bankside, Hamstreet, TN26 2EZ

Offers in excess of £350,000



No onward chain. Extended four-bedroom semi-detached family home offering an open plan living area, modern kitchen, utility with cloak room, private garden and driveway parking, situated in the heart of the popular village of Hamstreet and within walking distance to local amenities including the mainline railway station and primary school.

The accommodation offers an entrance hall with stairs to first floor and access to a useful utility room leading to a cloakroom with WC. The hall also leads through to the bright open plan living area and on to a modern kitchen, fitted with a range of gloss finished wall and base units with access back to the hall.

The first-floor landing leads to four good sized bedrooms and a modern fully tiled family bathroom with suite comprising of a bath with shower above, mounted basin with vanity storage beneath and WC with concealed cistern.

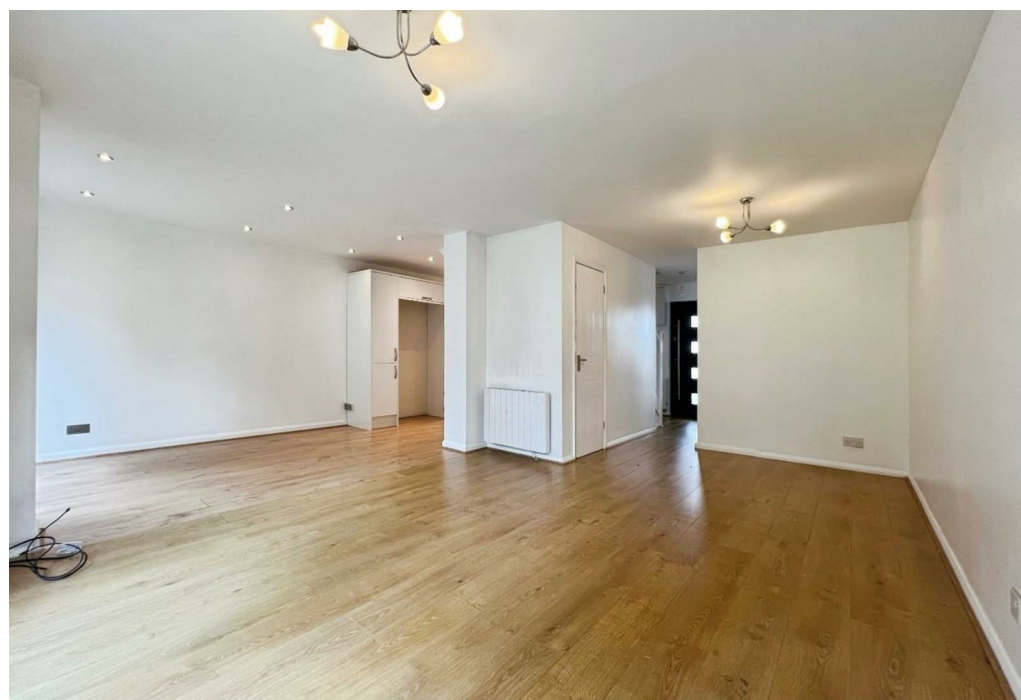
Externally, the rear garden offers a patio area with pergola, tiered lawn area, timber shed and summerhouse. To the front the driveway provides off road parking with steps up to the front door.

The property is also ideally located just a few minutes' walk from the beautiful nature reserve forming part of Orlestone forest.

The popular village of Hamstreet offers a primary school and nursery, doctors' surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts and various bus services are available to selection of secondary schools close by.

The village has a train station offering regular services into Ashford International, where the high-speed service is available to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

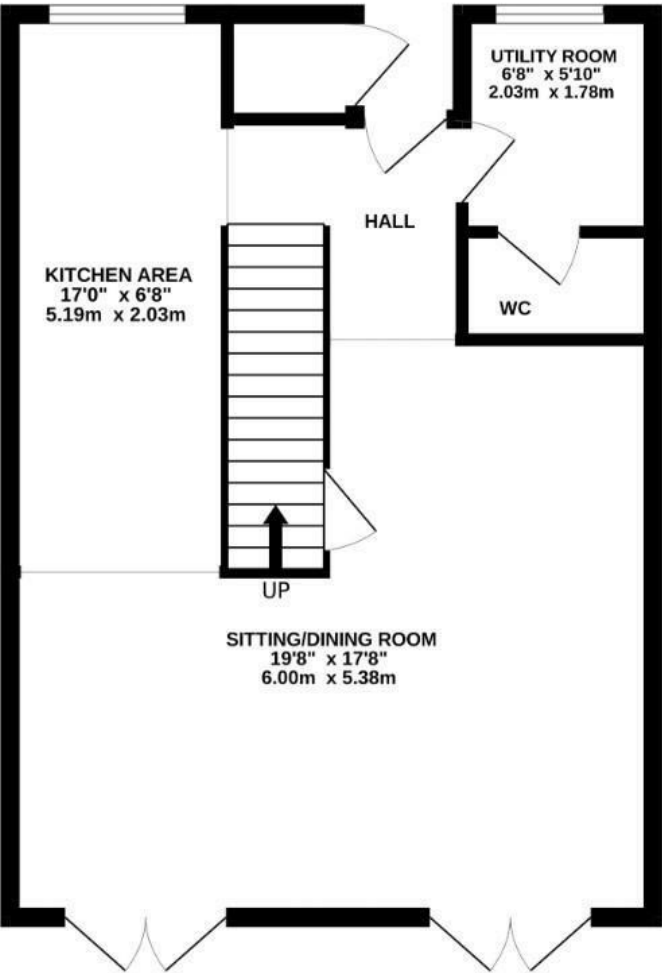
Tenure - Freehold
Services – Mains Water, Sewerage, and Electric with Electric Heating
Broadband – Average Broadband Speed 18mb – 72mb
Mobile Phone Coverage – Good
Flood Risk – Very Low



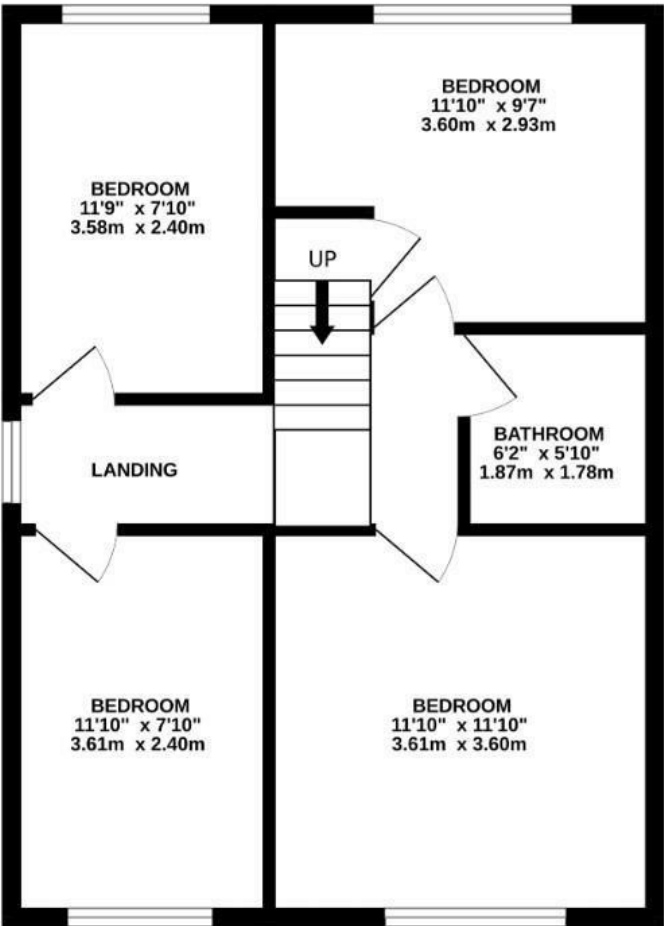


Tenure: Freehold
Council Tax Band: C

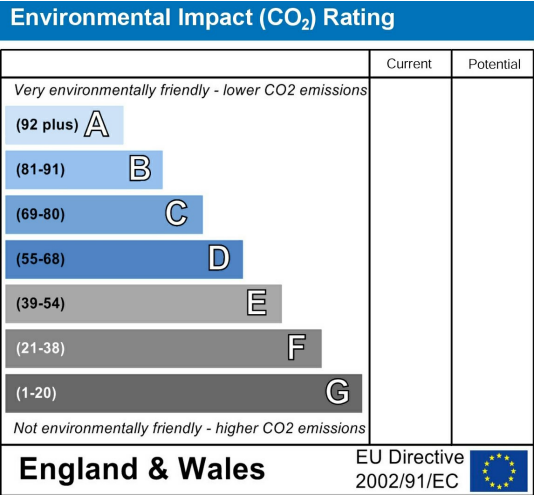
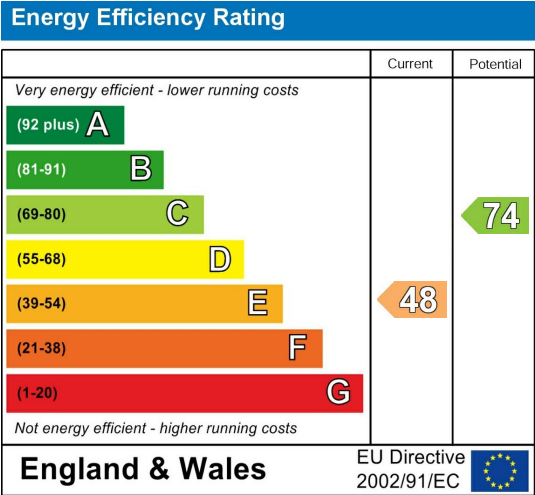
GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.
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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