



CHAIN FREE

44 Orlestone View, Ham Street, TN26 2LB

A four bedroom property with two reception rooms, two bathrooms, large garden, garage and off road parking. Situated in the sought after village of Ham Street with close proximity to the mainline station.

Guide price £445,000

44 Orlestone View, Hamstreet, TN26 2LB



- CHAIN FREE
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- MAIN BEDROOM WITH EN SUITE
- GARAGE AND ALLOCATED PARKING
- LOW MAINTENANCE GARDEN
- QUIET RESIDENTIAL DEVELOPMENT
- CLOSE TO HAM STREET STATION

CHAIN FREE

Situated in the desirable village of Hamstreet, 44 Orlestone View is an attractive, spacious four bedroom semi-detached house.

On the ground floor the property offers two reception rooms, a good size kitchen with built in appliances which leads to a cloakroom and access to the rear garden. On the first floor there is a main bedroom with en-suite shower room and 3 further bedrooms together with a family bathroom.

Built between 2000 and 2009, the property boasts a contemporary design that caters to the needs of today's families.

Outside, there is a garage along with parking for one vehicle and a low maintenance large garden with side access. The location in Hamstreet offers easy access to local amenities and transport links, making it an excellent choice for those commuting or seeking a peaceful retreat.



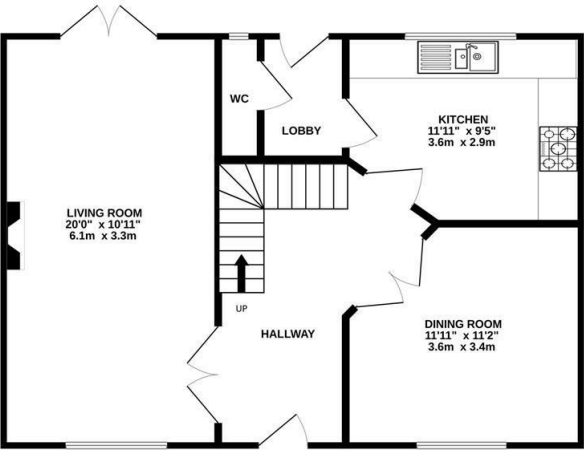
Directions

From Tenterden office turn left, fork right after lights, bear left into Golden Square. Go over xroads follow road towards Woodchurch. Turn left signposted Hamstreet. Go under motorway bridge then railway bridge, turn next right into Orlestone View. Turn right

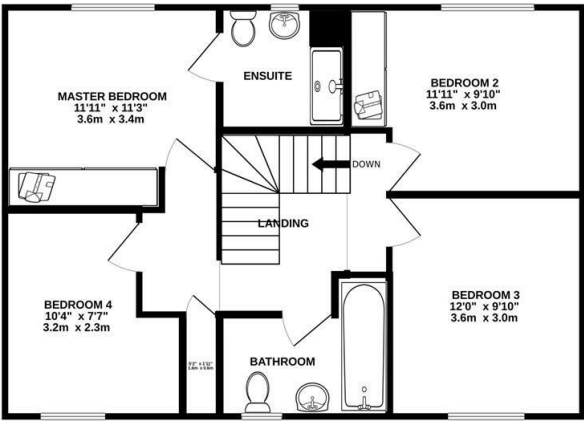


Floor Plan

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC