



Bankside, Hamstreet, TN26 2EZ

£325,000



GUIDE PRICE OF £325,000 - £350,000. Sold with no onward chain. Three bedroom semi-detached family home with large garden and garage en-bloc, 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 entrance hall with access to the downstairs cloakroom with WC and leads on to a spacious double aspect sitting/dining room with stairs to first floor, glazed door overlooking the rear garden and archway leading to the kitchen featuring a range of wall and base units with built in oven, hob and extractor and further space for appliances.

The first-floor landing with airing cupboard and access to the loft leads to the master bedroom, a further double bedroom, single bedroom and a fully tiled family bathroom, offering a white suite with shower above bath, sink with vanity cupboard and WC.

Externally, the rear garden is a particular feature of the home and offers a generous patio area with retaining wall and steps up to the lawn, which enjoys an elevated position with views towards the nearby woods. To the front is a small lawn area with pathway leading to gate offering access to the rear garden. The property also benefits from a single garage en-bloc and residents parking.

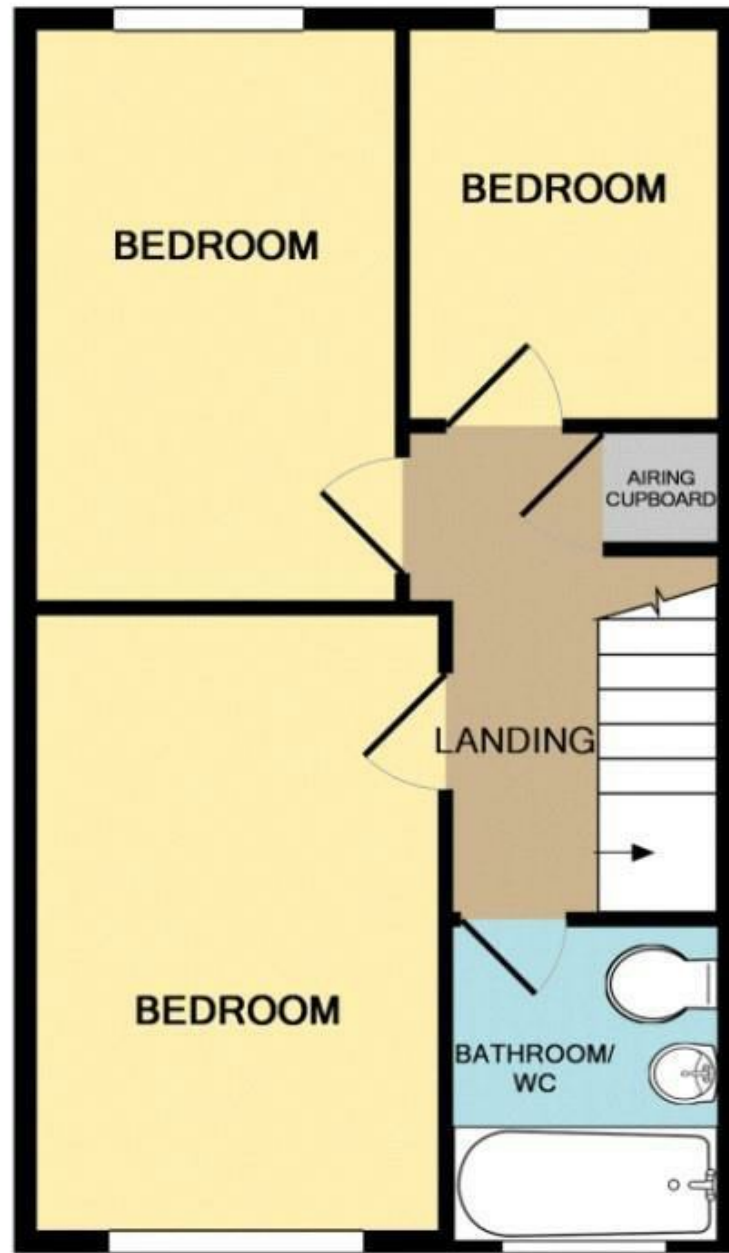
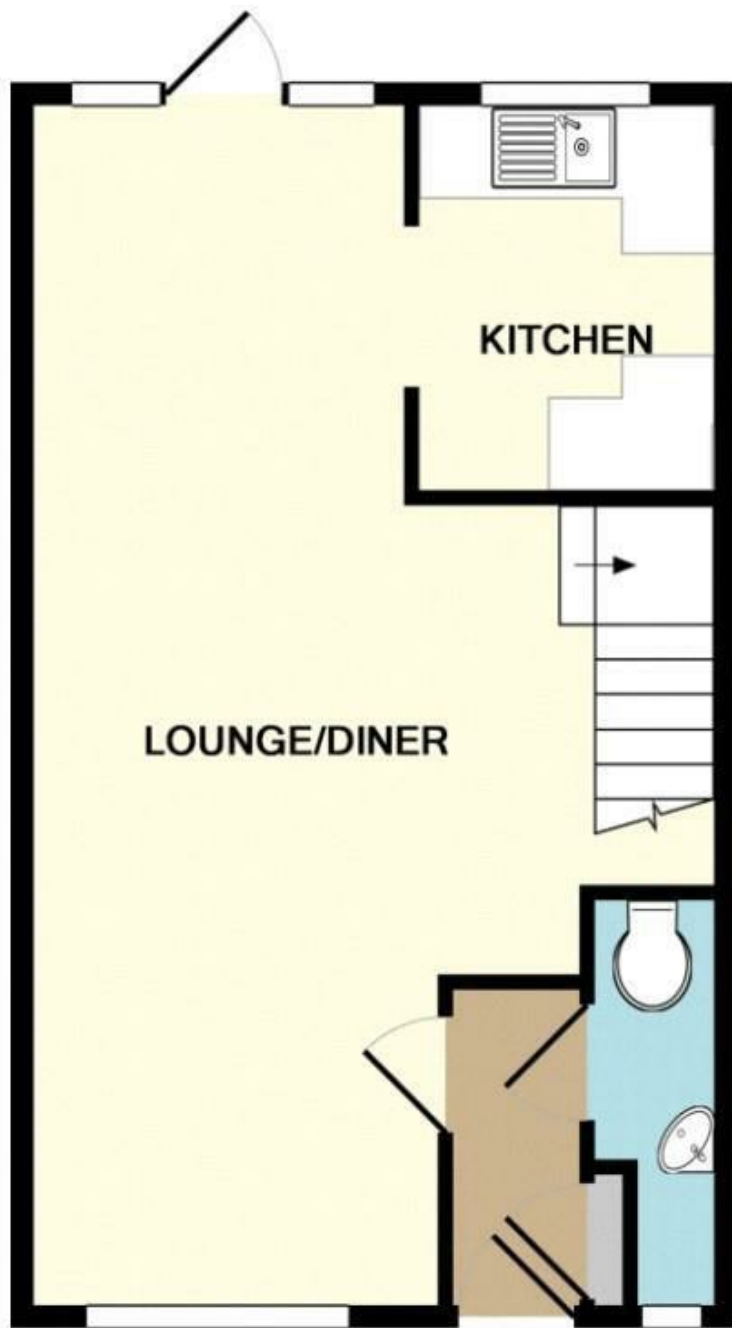
Hamstreet offers a village primary school and nursery, doctors surgery with dispensing chemist, post-office, convenience store, coffee shop, public house, hairdressers and dentist, as well as a takeaway and popular restaurant. The Sports Pavilion overlooks the recreation field and tennis courts, and a woodland nature reserve is only a short walk away.

The village has a train station offering regular services into Ashford International, where the high-speed service departs 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 – The property is freehold and the garage is leasehold with 99 years remaining
Services – Mains Water, Sewerage, and Electricity
Heating – Electric Heating
Broadband – Average Broadband Speed 16mb – 1000mb
Mobile Phone Coverage – Good
Flood Risk – Very Low



Tenure: Freehold
Council Tax Band: C



- NO ONWARD CHAIN
- THREE BEDROOM FAMILY HOME
- GARAGE EN-BLOC AND RESIDENTS PARKING
- GROUND FLOOR CLOAKROOM
- SITTING/DINING ROOM
- POPULAR VILLAGE LOCATION
- CLOSE TO STATION, SCHOOL & AMENITIES
- EPC RATING C - COUNCIL TAX BAND C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.