



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.

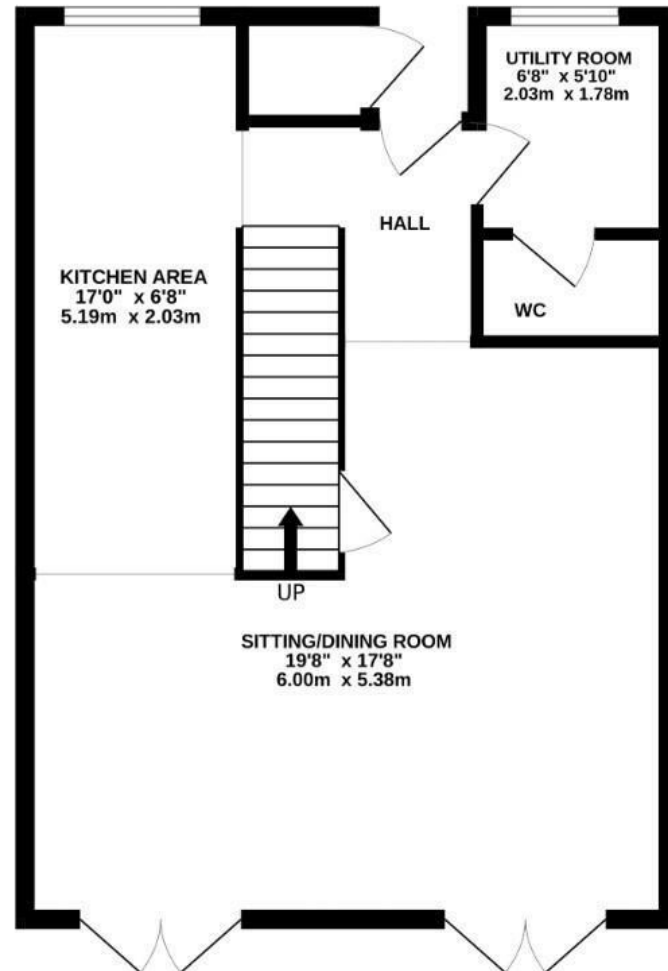
The village has a train station offering regular services into Ashford International, where the high-speed service is available to London St Pancras (a journey of approx. 37 minutes), or services to Rye, and onwards to Brighton. By road, the A2070 bypass provides access towards Junction 10 of the M20.

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

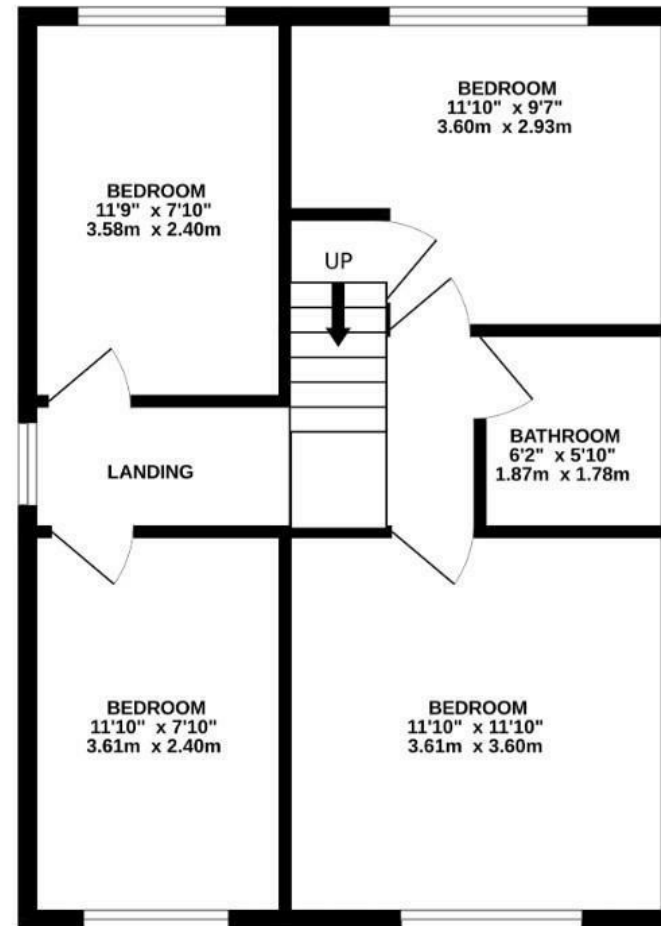




GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



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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Tenure: Freehold
Council Tax Band: C

- NO ONWARD CHAIN
- EXTENDED FOUR BEDROOM FAMILY HOME
- DRIVEWAY PARKING
- UTILITY ROOM & GROUND FLOOR CLOAKROOM
- OPEN PLAN LIVING AREA
- MODERN KITCHEN
- POPULAR VILLAGE LOCATION
- CLOSE TO STATION, SCHOOL & AMENITIES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.