



## The Street, , Bapchild, ME9 9AH

- NEW BUILD PROPERTY
- EN SUITE FACILITIES TO TWO BEDROOMS
- WALL TO WALL BI FOLDING DOORS
- BUILT TO 'SECURED BY DESIGN' (SBD) SPECIFICATION
- CAR CHARGING POINT
- FOUR GOOD SIZED BEDROOMS
- ROOF LANTERN IN THE LARGE LIVING ROOM
- LARGE WELL EQUIPT KITCHEN DINER
- ENERGY SAVING SOLAR ELECTRICITY PANELS
- EPC A (94)

**Guide Price £425,000**



# The Street, , Bapchild, ME9 9AH - Guide Price £425,000

## DESCRIPTION

Guide Price £425,000-£450,000

A SUBSTANTIAL AND MODERN, HIGH SPECIFICATION, FOUR BEDROOM, SEMI DETACHED HOME ARRANGED OVER THREE FLOORS - TURNKEY READY. BENEFITS INCLUDE SOLAR ELECTRICITY PANELS, FOUR BEDROOMS, (TWO BEDROOMS WITH EN SUITE FACILITIES), A LARGE, WELL APPOINTED KITCHEN DINER AND AN AMAZING LIVING ROOM WITH A ROOF LANTERN AND WALL TO WALL BI-FOLDING DOORS AND INCORPORATING 'SECURED BY DESIGN' (SBD), SUPERIOR STANDARD, HIGHER SPECIFICATION PRODUCTS SUCH AS DOORS, WINDOWS AND LOCKS, GIVING YOU COMPLETE PEACE OF MIND.

Arranged over three floors, this is a first class home that offers extensive and flexible living space for growing families. Designed and expertly built in a modern and professional way, with plenty of thought put in to how todays families enjoy living. This home will not disappoint you!

Accommodation on offer has an amazing, fully equipped kitchen diner, a large reception room with a beautiful roof lantern and a bank of bi-folding doors that open out on to the patio area in the garden, ideal for those summer evenings entertaining your guests. The upper floors have four good size bedrooms, two with en suite facilities and a family bathroom.

EPC A (94)



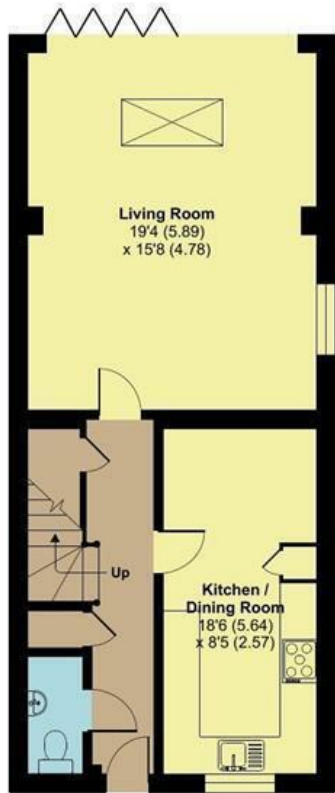


# The Street, Bapchild, Sittingbourne, ME9

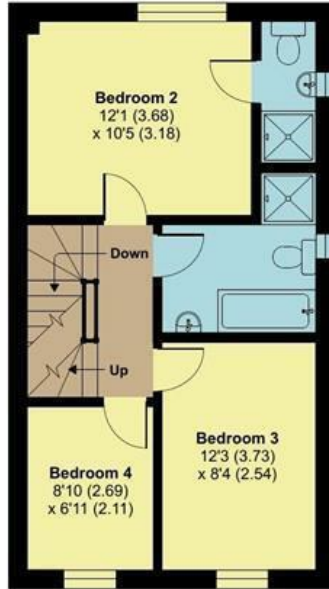
Approximate Area = 1420 sq ft / 131.9 sq m  
 Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Total = 1446 sq ft / 134.3 sq m  
 For identification only - Not to scale



Denotes restricted head height



**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 56.7 SQ M  
 (611 SQ FT)



**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 43.1 SQ M  
 (464 SQ FT)



**SECOND FLOOR**  
 APPROX FLOOR  
 AREA 34.5 SQ M  
 (371 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2022. Produced for Hunters Property Group. REF: 853854

## Viewings

Please contact [medway@hunters.com](mailto:medway@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>94</b>	<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

