



**St. Laurence Close**  
Sittingbourne | ME9 9NB





# St. Laurence Close

## Bapchild, Sittingbourne, ME9 9NB

CR Real Estate are delighted to offer for sale this beautiful, extended family home situated in the popular village of Bapchild, just on the outskirts of Sittingbourne. The property offers spacious living accommodation throughout and benefits include a large living room with log burner, open plan kitchen/diner with bi-fold doors leading to the rear garden and a shower room to the ground floor. The first floors has four great size bedrooms with the master having built in wardrobes and cloakroom WC as well as a separate family bathroom. Externally there are gardens to the front and rear as well as off street parking and a double garage. Please call us now to arrange your appointment to view.

- Extended Semi Detached
- Four Bedrooms
- Large Lounge/Family Room
- Open Plan Kitchen/Diner Room
- Ample Parking
- Double Garage
- Family Bathroom And Separate Shower Room
- Call Now To View

£425,000





Entrance Hall

Lounge/Family Room

25'5 x 11'10 (7.75m x 3.61m)

Kitchen

16'4 x 10'6 (4.98m x 3.20m)

Dining Room

14'11 x 14'7 (4.55m x 4.45m)

Shower Room

Bedroom

14'6 x 13'4 (4.42m x 4.06m)

Cloakroom/WC

Bedroom

13'10 x 9'11 (4.22m x 3.02m)

Bedroom

13'11 x 11'11 (4.24m x 3.63m)

Bedroom

11'2 x 6'3 (3.40m x 1.91m)

Family Bathroom

11'5 x 5'5 (3.48m x 1.65m)





18 - 20 High Street  
 Gillingham  
 Kent  
 ME7 1BB  
**01634 570057**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		63	75
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

