

4 Bed Semi-Detached In Belfry Drive Hoo, Rochester, ME3 9JG £435,000





## **SHORT DESCRIPTION**

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Property Ref: 16267 Located in a sought after village setting with excellent local schools and great transport links, this spacious and versatile 4 bedroom semi detached home is perfect for families and professionals alike. The property boasts four generous bedrooms upstairs, including en suite shower rooms in both the master and second bedroom, plus the option of a fifth bedroom, snug or home office on the ground floor, ideal for flexible living. A modern family bathroom upstairs and downstairs WC offer convenience throughout. The heart of the home features a bright and spacious lounge with patio doors opening directly onto a paved area of the rear garden. There is a large modern kitchen also with patio doors to the garden and a separate dining area. Additional benefits include off street parking, a garage with overhead storage space, and entrance to the rear garden via a side gate. To the rear of the property there is a sizeable garden with great potential to personalise. The property has Gas central heating that is controlled by Google Nest heating systems which provides smart, automated climate control that learns your schedule to save energy, allowing remote adjustments via the Nest app from your smartphone. The property benefits from a private electric vehicle charging point, offering convenient and future ready home charging. The village is in close proximity to the M2 and M25, as well as the high speed rail link to London St Pancras. Available now early viewing highly recommended. Property Type: Semi-detached Full selling price: £445000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1367.017 sq.ft. Outside Space: Rear Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Sale Possession of the property: Self-occupied...



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

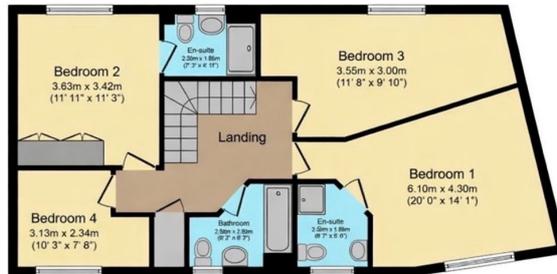
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Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	127 square metres

### Rules on letting this property

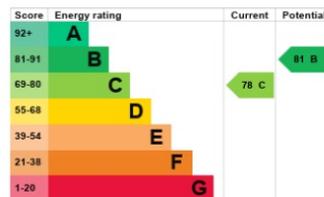
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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