

# Bluebell

ESTATES



125, Rochester Road, Burham, ME1 3SG

£2,000 PCM

## About this property.....

Nestled in the sought-after village of Burham, this beautifully presented four-bedroom detached family home on Rochester Road has been freshly decorated throughout, offering a stylish and move-in-ready space that perfectly balances modern living with everyday convenience. Ideally positioned with excellent motorway links, it is an exceptional choice for commuters and families alike.

Upon entering, you are welcomed into a bright and spacious living room, featuring a charming log-burning stove that creates a warm and inviting atmosphere. To the rear, the generous kitchen-dining room provides a superb space for both family life and entertaining, with ample room for dining and social gatherings. A convenient cloakroom and separate utility room further enhance the practicality of the home.

Upstairs, the property boasts four well-proportioned bedrooms, three of which benefit from built-in wardrobes. The principal bedroom enjoys the added luxury of a private ensuite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the home continues to impress with parking for up to three vehicles, including a garage and a driveway for two cars.

Offered unfurnished and available immediately, this freshly updated home is ready to welcome its next occupants.

## Situation.....

Burham village radiates a strong sense of community, with horses still cantering along its roads from local stables and walkers revelling in the breath-taking beauty of the Kent Downs. If you're seeking a scrumptious meal paired with a fine wine, we highly recommend the Butchers Block, awarded with 2 AA Rosettes in 2023. For a more relaxed setting, The Windmill offers unbeatable Sunday roasts and a serene beer garden. Little ones can take advantage of the small village primary school, rated Good by Ofsted in 2024, and relax in the vast recreation ground and park located in the heart of the village. Plus, Burham village is a mere 23-minute drive (14 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.









## USEFUL INFORMATION

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £60,000 pa

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



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Total area: approx. 120.2 sq. metres (1294.2 sq. feet)

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



