



414, Rochester Road, Burham, Rochester, ME1 3RH  
£260,000

## About this property.....

This charming two-bedroom terraced cottage is situated in an elevated position, in the popular village of Burham, with far reaching views over the Medway Valley. Offered chain free, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features a bright open-plan lounge/diner, complemented by a good-sized kitchen and a convenient downstairs bathroom. Upstairs, the accommodation comprises two double bedrooms, offering comfortable and well-proportioned living space. Externally, there is a small paved garden to the front; ideal for watching the sunset and relaxing. At the rear there is a courtyard, leading to a small raised area.

The location is ideal for commuters being just 23 minutes drive from Ebbsfleet International Station, with frequent high-speed trains whisking you into London St Pancras in as little as 19 minutes.

## 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 2018, 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.









What the owner says.....



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### 414 Rochester Road



**Approx. Gross Internal Floor Area 615 sq. ft / 57.18 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

#### 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.



