Bluebell
ESTATES

237, Rochester Road, Burham, ME1 3SE
£295,000

About this property.....

Well-presented and full of charm, this chain free 2 bedroom house is located in the sought-after village of Burham.

From the moment you enter, the welcoming living room sets the tone for a home filled with warmth and character. A separate dining room offers the perfect space for entertaining or quiet family meals. Upstairs, you'll find a thoughtfully arranged bathroom, accessed via the rear bedroom.

The attractive south-westerly facing garden is a true highlight, offering sun-drenched afternoons and a peaceful retreat. At the rear, a useful garage and parking add convenience and value.

With no onward chain, this delightful property is ready for you to move straight in and make it your own. Whether you're a first-time buyer, downsizer, or investor, this home combines village charm with practical living.

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.
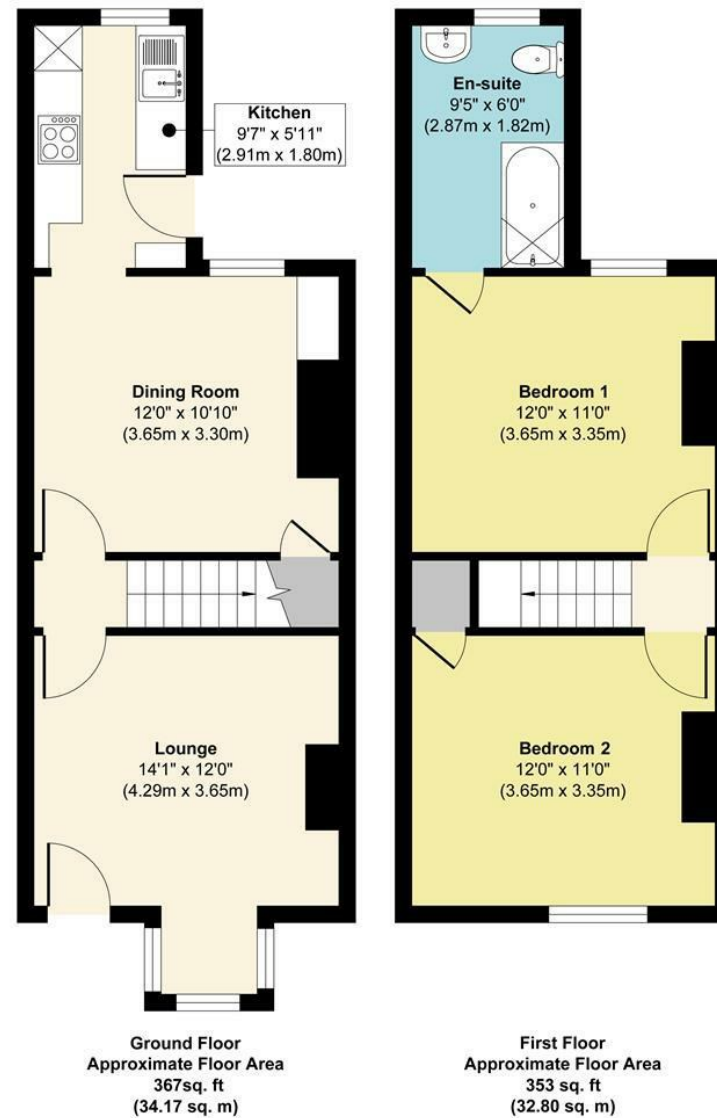
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CHAIN FREE
Living Room & Separate Dining Room
Modern Kitchen
Two Double Bedrooms
South Westerly Facing Rear Garden
Garage and Parking
Ideal First Time Buy

237, Rochester Road, Burham, ME1 3SE

Kitchen
9'7" x 5'11"
(2.91m x 1.80m)

En-suite
9'5" x 6'0"
(2.87m x 1.82m)

Dining Room
12'0" x 10'10"
(3.65m x 3.30m)

Bedroom 1
12'0" x 11'0"
(3.65m x 3.35m)

Lounge
14'1" x 12'0"
(4.29m x 3.65m)

Bedroom 2
12'0" x 11'0"
(3.65m x 3.35m)

Ground Floor
Approximate Floor Area
367sq. ft
(34.17 sq. m)

First Floor
Approximate Floor Area
353 sq. ft
(32.80 sq. m)

Approx. Gross Internal Floor Area 720 sq. ft / 66.97 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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The Property Ombudsman

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