



53, Baker Street, Burham, ME1 3RZ  
£280,000

## About this property.....

Step inside this lovely two-bedroom cottage that wraps you in comfort from the moment you arrive. It's truly move in ready, making it an inviting place to begin your journey onto the property ladder. Tucked along a quiet side street in Burham, the home is offered CHAIN FREE and even includes the convenience of a private DRIVEWAY right at the front door.

Step inside and you're greeted by a snug little porch that keeps the chill at bay before opening into a spacious, open plan ground floor. The modern kitchen blends beautifully from the living area, creating a warm, easy flow space perfect for relaxed evenings or slow weekend mornings.

Upstairs, two generously sized bedrooms offer peaceful retreats, complemented by a bright, well proportioned bathroom. Outside, a courtyard-style garden provides a low-maintenance spot to enjoy a cup of tea in the sunshine, complete with handy side access.

Properties in this location are popular so don't delay in contacting us to arrange a viewing before you miss out.

## 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.









## Useful Information.....

- Two Bedrooms End Of Terrace Cottage
- Chain Free
- Driveway
- Quiet No Through Road Location
- Low Maintenance Courtyard Style Garden
- Countryside Walks & Views On Your Doorstep
- Easy Access To M20 & M2 Motorways

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### 53 Baker Street



**Approx. Gross Internal Floor Area 651 sq. ft / 60.65 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.

