



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

About this property.....

An immaculately presented two-bedroom end-of-terrace home, ideally situated in the popular village of Burham. The home has recently been painted throughout and benefits from new carpets, creating a fresh and welcoming feel.

The ground floor offers a charming bay-fronted living room, a separate dining room and a well-appointed kitchen, together with a convenient family bathroom. Upstairs are two generous double bedrooms, with the principal bedroom benefiting from an en-suite.

Period charm is complemented by double-glazed sash windows, while to the rear is a long South-Westerly facing garden, providing an excellent outdoor space for relaxing and entertaining.

The village primary school is located approximately 300 metres away on foot, making the school run both convenient and straightforward. The property is also ideally placed for enjoying the amenities and community atmosphere that make this village such a desirable place to live.

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 newly refurbished Butchers Block. 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. Commuters can easily access the M2 and M20 from the top and bottom of nearby Blue Bell Hill. And for those who crave the hustle and bustle of city life, buses run regularly to Rochester, Chatham, and Maidstone. 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.....

- Immaculately presented two-bedroom end-of-terrace home
- Bay Fronted Living Room
- Separate Dining Room
- Two generous double bedrooms, including principal bedroom with en-suite
- Convenient ground-floor family bathroom
- Long South Westerly Facing Rear Garden
- Situated Opposite Community Centre and Recreation Ground
- 300m Walk to 'Ofsted Good' Village School



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Total area: approx. 68.2 sq. metres (733.9 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.



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