Bluebell
ESTATES

27, Church Street, Burham, ME1 3SB

Guide Price £240,000- £260,000

About this property.....

Perfectly positioned in the sought-after village of Burham, this residents can enjoy the charm of village life alongside picturesque countryside walks right on the doorstep. This beautifully presented home has been newly modernised throughout, making it ideal for first time buyers, or those looking for something they can move straight in to.

The property boasts brand new features such as new windows, a stylish front door, an efficient boiler, and a contemporary kitchen and bathroom. As well as this, the property has been fully replastered, creating a fresh and inviting interior ready for immediate enjoyment.

A particularly unique feature is the detached garden, offering a private outdoor retreat just a short step away from the house.

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.

- Sought-after Burham village setting with countryside walks on the doorstep
- Beautifully modernised home, ideal for first-time buyer
- Brand new windows and stylish front door for a fresh exterior look
- Efficient new boiler
- Contemporary kitchen and bathroom finished to a high standard
- Fully replastered interior
- Detached private garden offering a unique outdoor retreat
- Award-winning dining nearby including the 2 AA Rosette Butchers Block
- Charming village lifestyle with stables, walkers, and Kent Downs scenery
- Excellent transport links – 23 mins to Ebbsfleet, 19 mins to London St. Pancras

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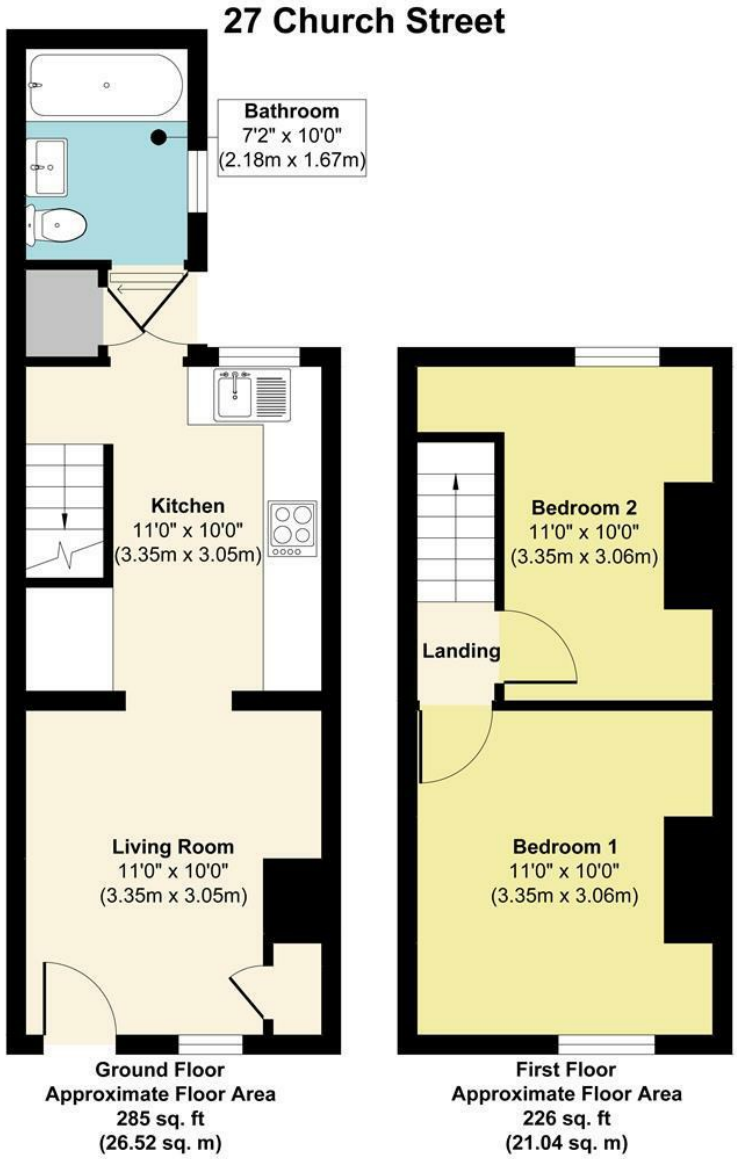

Approx. Gross Internal Floor Area 511 sq. ft / 47.56 sq. m

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.