



5, Haleys Place, Burham, ME1 3TB  
£370,000



## About this property.....

Welcome to this beautifully presented 3-bedroom semi-detached home, nestled in a quiet and sought-after cul-de-sac. Perfectly combining comfort and style, this property boasts immaculately maintained front and rear gardens, offering delightful outdoor spaces for relaxation and entertaining. The thoughtfully extended living room provides a spacious and inviting area perfect for family gatherings and cosy evenings in, while the open-plan kitchen-dining room serves as the heart of the home, ideal for hosting dinner parties or enjoying casual family meals. An extended porch adds a practical touch, offering extra space for storage and keeping the main living areas clutter-free. Upstairs, a well-appointed family bathroom ensures convenience and comfort for all residents. Additional benefits include a garage and driveway, providing ample off-street parking and extra storage options. We feel this home offers great value for money and as such expect it to generate considerable interest.

## 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.....

"I will be very sorry to leave this property which has been our home for over 30 happy years. It is such a lovely quiet, cul de sac consisting of 8 homes with a lovely community of neighbours who I will be very sad to have to say goodbye to. Alas since I am now a widow, the desire to be closer to family for support means I have to sell and move on. This village as a whole has a lovely community spirit and it can sometimes take me an hour to walk to the shop (which should take a matter of minutes) because villagers are willing to stop and chat. I hope whoever takes the house over is as happy in it as I and my husband have been."

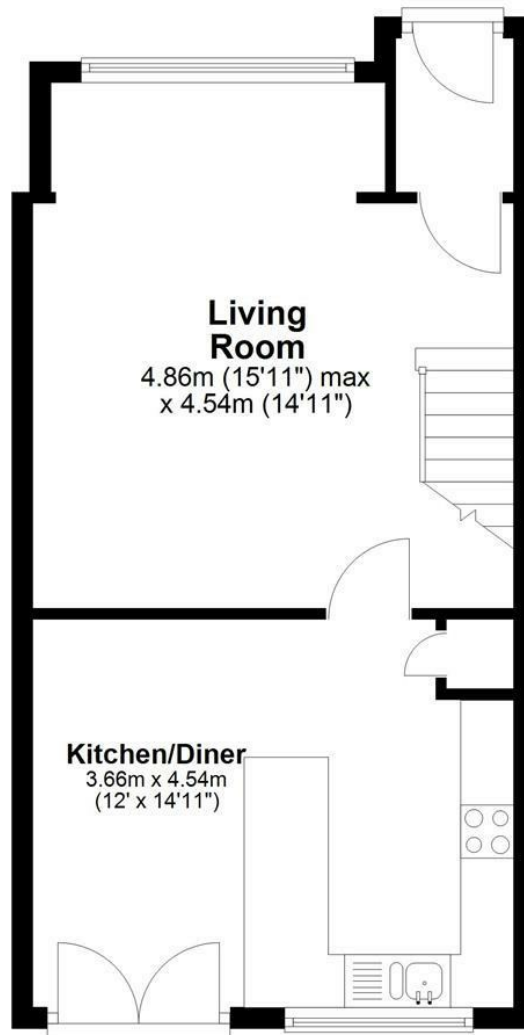




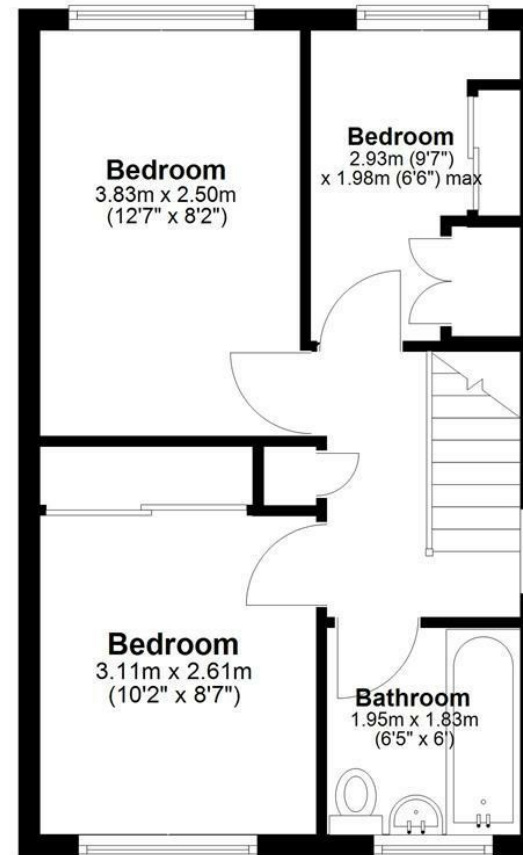


## 5, Haleys Place, Burham, ME1 3TB

### Ground Floor



### First Floor



Total area: approx. 74.5 sq. metres (801.6 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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