



10, Church Street, Burham, ME1 3SD
£425,000

About this property.....

Welcome to this charming semi-detached house located on Church Street in the picturesque village of Burham. This delightful property boasts a STUNNING OPEN PLAN KITCHEN-DINING ROOM, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Built in the 1980's, this home combines modern convenience with classic charm. The property features a driveway and a garage ensuring you won't need to worry about finding somewhere to park after a long day at work.

Step inside to discover a show home condition property, meticulously maintained and beautifully presented throughout.

One of the highlights of this lovely home is the beautifully landscaped rear garden, providing a peaceful retreat where you can unwind and enjoy the outdoors. Whether you're hosting a summer barbecue or simply enjoying a quiet morning coffee, this garden is sure to be a favourite spot for all.

Don't miss the opportunity to make this house your home and enjoy the best of village living in Burham. Contact us today to arrange a viewing and start envisioning your future in this wonderful property on Church Street.

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 2018, 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.



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What the owner says.....

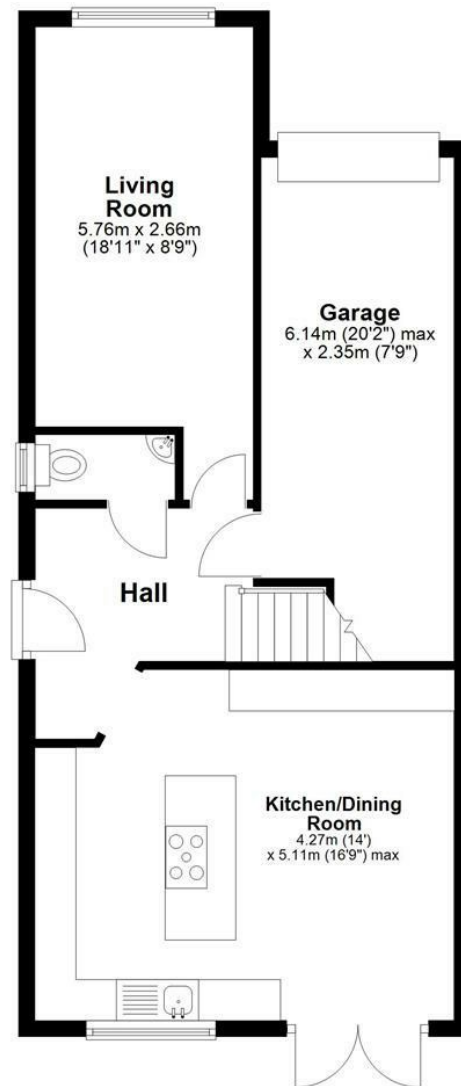
We have lived in our home for 28 years and lived in Burham for 37 years, this is testament to how much we have enjoyed living here. It is a lovely, quiet and picturesque village with lots going on. There are beautiful country walks along the North Downs and picturesque walks to the river by the old St Mary's Church. The village has a great Pre-school and Primary school which our children went to and now grandchildren. The village hall and Community centre have a variety of groups and workshops for all ages. There is a local friendly pub and an award winning restaurant The Butchers Block. The village has easy access to the motorways and local and mainline railway. The village has a great community feel, we have made very longstanding friends.



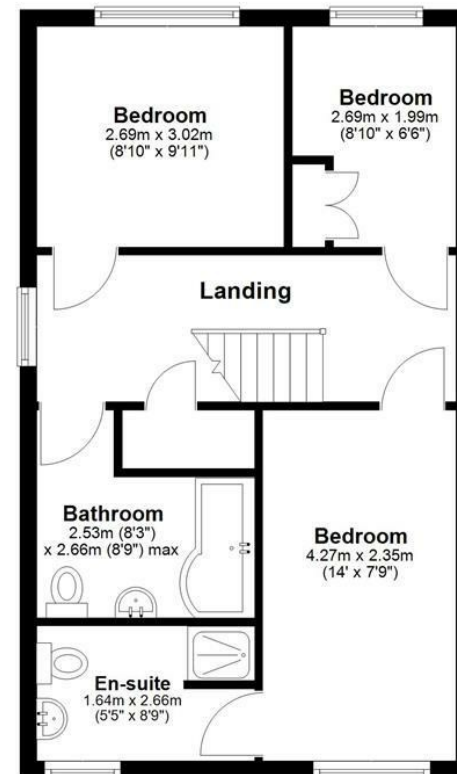


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Ground Floor



First Floor



Total area: approx. 103.6 sq. metres (1114.8 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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