

Bluebell

ESTATES



199, Rochester Road, Burham, ME1 3SE
£300,000

About this property.....

Don't delay in booking a viewing on this spacious 2/3 bedroom house, located in the village of Burham. This property would be ideal for first time buyers looking for their first home, or a young family. Downstairs boasts a recently modernised living room with a bright bay window, leading into a spacious kitchen diner. Following on from the kitchen diner, is a useful utility room, where you could keep appliances out of sight. Finally, downstairs there is the modernised bathroom, where you can relax in the bath after a long day. Upstairs, boasts 2 double bedrooms with a further bedroom/study/nursery off the back bedroom, which can be used to meet your needs. For those who are green fingered, you will be impressed with the South Westerly facing rear garden, which is in the region of 300 feet long. You could spend the summer days attending to the garden, or simply relaxing with friends in the afternoon sun. Please, give us a call if you would like any further information or to arrange a viewing on this wonderful property.

Situation.....

There is a real sense of community in Burham village. You can still see horses riding on the roads from the local stables and many walkers enjoying walks in the Kent Downs area of outstanding beauty. We would recommend the Butchers Block for a meal and glass of fine wine or for a more relaxed atmosphere try The Windmill, with its bargain Sunday roasts and secluded beer garden. Little ones will hopefully benefit from the small village primary school which was rated Good by Ofsted in 2018 and enjoy their free time relaxing in the large recreation ground and park in the centre of the village. Commuters will be able to access to the M2 and M20 at the top and bottom of nearby Blue Bell Hill.







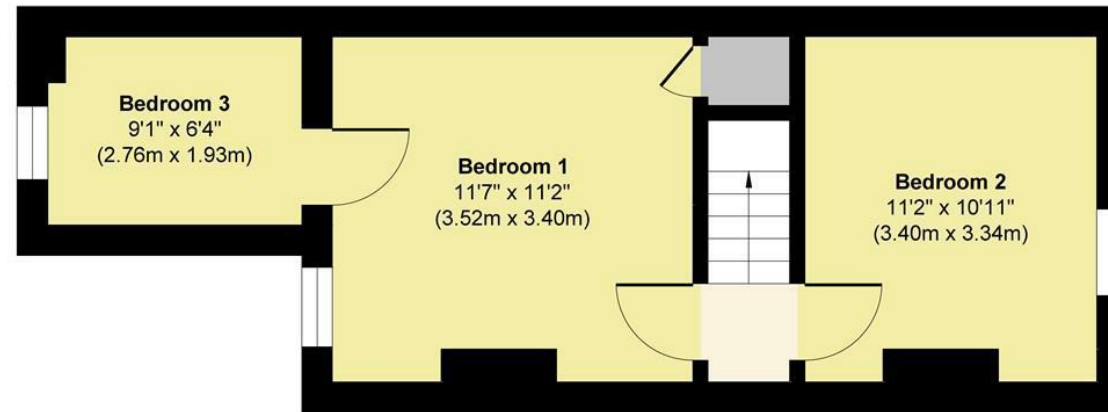


What the owner says.....

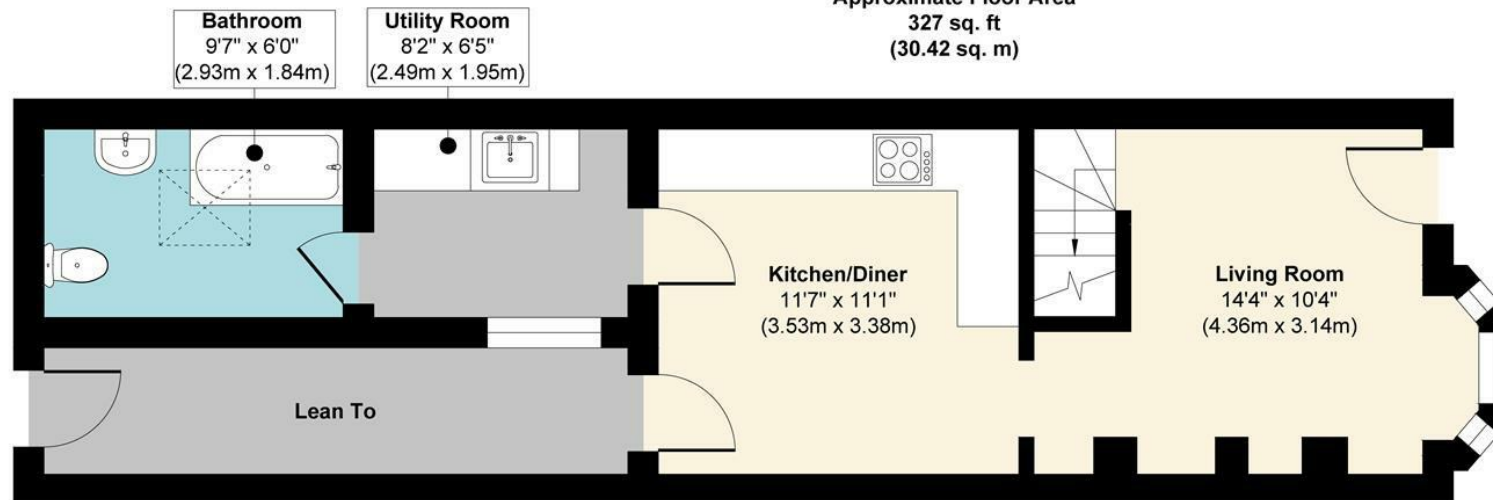
Burham is a lovely village to live in, there are some lovely fields for beautiful walks, a great park for children and two community centres. There is a lovely pre-school and primary school. Burham is also close to Halling train station so is good for commuters. There are 2 local pubs both serving home cooked food, plus a village bakery! It's a great village location but close to links for the M20.

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199 Rochester Road



First Floor
Approximate Floor Area
327 sq. ft
(30.42 sq. m)



Ground Floor
Approximate Floor Area
399 sq. ft
(37.09 sq. m)

Approx. Gross Internal Floor Area 726 sq. ft / 67.51 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.



