Bluebell
ESTATES



237, Rochester Road, Burham, ME1 3SE
£1,350 PCM

About this property.....

A charming two-bedroom cottage with garage and parking, situated in the sought-after village of Burham.

This delightful property offers well-proportioned accommodation, comprising a welcoming living room and a separate dining room, providing an ideal space for both relaxing and entertaining.

Upstairs, the property benefits from two bedrooms and a spacious family bathroom, accessed via the rear bedroom.

Externally, the property boasts an attractive **south-westerly facing rear garden**, perfect for enjoying the afternoon and evening sunshine. A garage and additional parking to the rear provide further convenience.

Ideally located within the popular village of Burham, this charming home offers a wonderful combination of village living and practical accommodation.

Early viewing is highly recommended.

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 2024, 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.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £40,500 per year

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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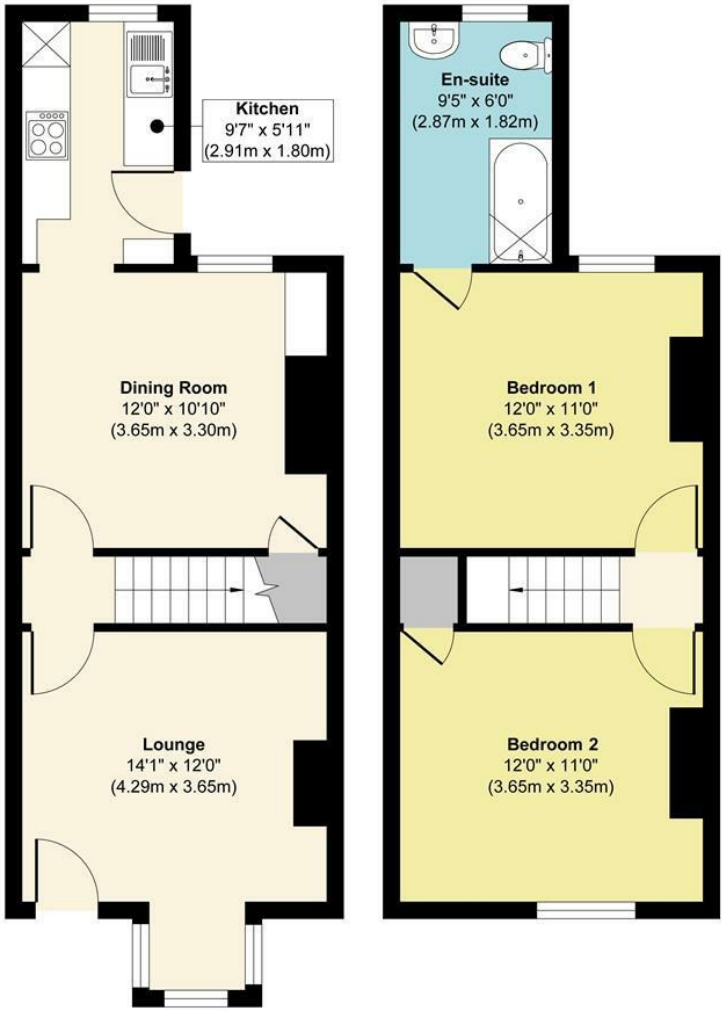

Ground Floor
Approximate Floor Area
367sq. ft
(34.17 sq. m)

First Floor
Approximate Floor Area
353 sq. ft
(32.80 sq. m)

Approx. Gross Internal Floor Area 720 sq. ft / 66.97 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.