



11, Bell Crescent, Burham, ME1 3SZ
£385,000

About this property.....

This 3 bedroom semi detached property is situated in a no-through road within close proximity to the local primary school and doctor's surgery.

Offered with no chain, the well-proportioned accommodation would make a lovely family home and has a great sized back garden iro 80ft, ideal for those family barbeques or get togethers. At the far end there is a gate leading into the allotments so if you fancy growing your own veg, it could be just a short hop away.

The property has a spacious open plan feel and has been extended downstairs to create a larger kitchen with plenty of storage. Upstairs the bedrooms are a generous size and the house has an abundance of light throughout from the large windows

This location has great access to the M20 and A2/M2 should you need to commute but once you are home, you will love the the semi rural village feel and quiet surroundings.

So for more information or to arrange a viewing, please get in touch.

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.



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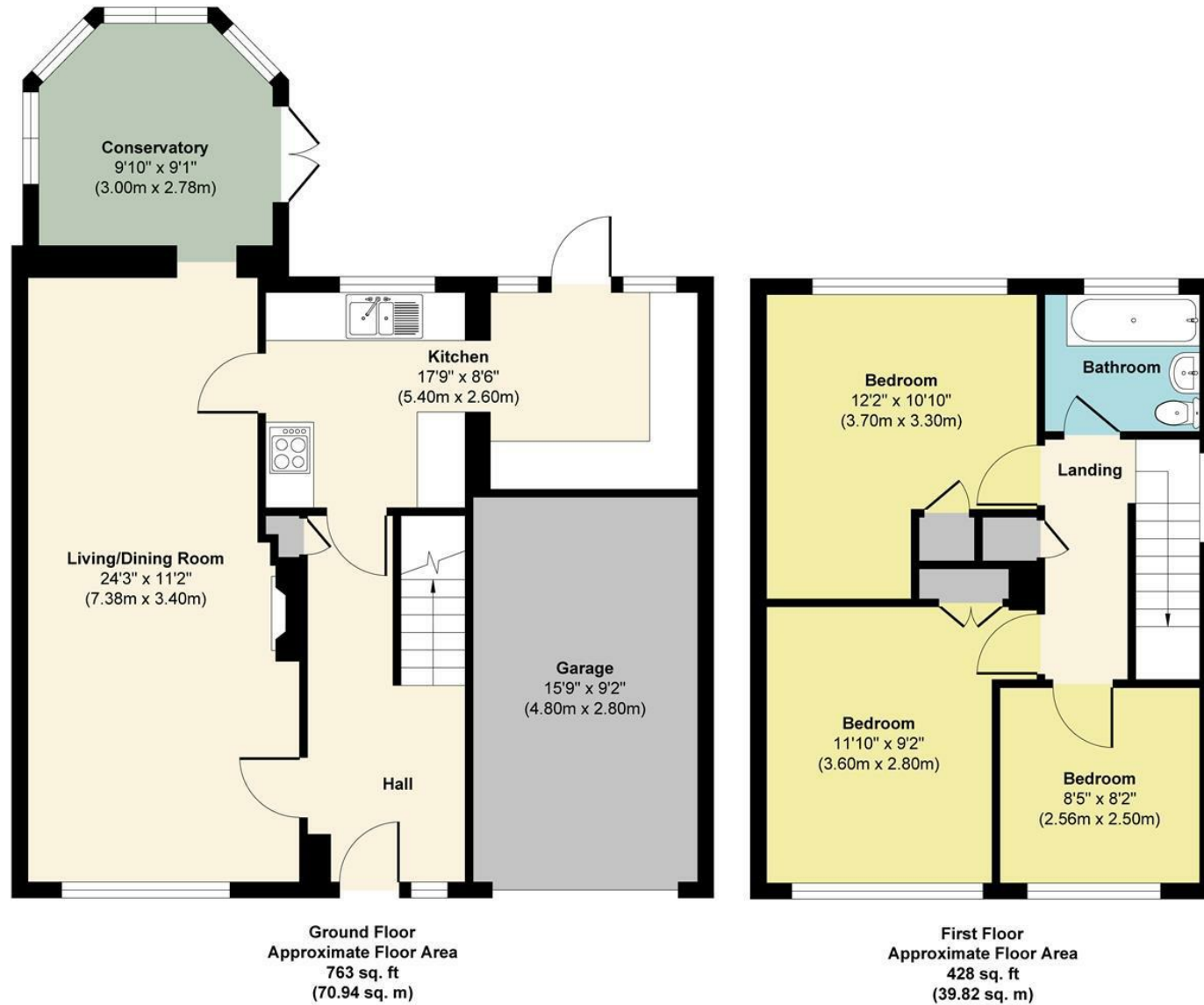




Chain Free
Three Bedroom Semi Detached Family Home
Spacious Living - Dining Room & Extended Kitchen
No Through Road Location
80ft Rear Garden Backing Onto Allotments
Garage
100m To Burham Primary School & Doctors Surgery
6 Miles To Rochester Station With Journey Times To London Bridge In 42 Minutes



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Approx. Gross Internal Floor Area 1191 sq. ft / 110.76 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.



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