



## 5 Fleur De Lys Close Rochester, ME1 3FE

Greenleaf are delighted to offer to let, this rarely available, beautifully presented, four bedroom family home. Located on a private cul-de-sac in the picturesque village of Burham, surrounded by countryside yet still within easy reach of the Medway Towns, Maidstone and motorway links. Offering on ground level; entrance hall with storage. Cloakroom, cosy lounge with bay window and fireplace. Spacious open plan kitchen/dining room and living room. Kitchen with integrated appliances, large breakfast bar and plenty of unit space. Living area with internal access to Garage and bi-fold doors onto the rear garden, perfect for Summer days and entertaining. The South facing rear garden has a terrace and separate patio/seating area.

To the first floor are three double bedrooms, the master bedroom includes an en-suite shower room, and a fourth single bedroom currently utilised as a dressing room. Wardrobes will remain in this bedroom. Family bathroom includes a bath and overhead shower. The property boasts a private driveway for two vehicles plus a garage. Full gas central heating and double glazed.

Burham is a village and civil parish in the Tonbridge and Malling Borough, on the southern side of the North Downs in the county of Kent (known as the Garden of England). Located close to Aylesford, Eccles and Wouldham. Burham is also in close proximity to the Medway towns, particularly into Borstal and the historic town of Rochester.

**£2,500 Per Month**

# 5 Fleur De Lys Close

Rochester, ME1 3FE



- BEAUTIFULLY PRESENTED BY AN INTERIOR DESIGNER 4 BEDROOM FAMILY HOME
- SEPARATE COSY LOUNGE
- SOUTH FACING GARDEN WITH TERRACE AND SEATING AREA
- 1 WEEK HOLDING DEPOSIT £576.92 / 5 WEEK DEPOSIT £2884.61 ( RENT £2500X12/52X5)
- RARELY AVAILABLE SOUGHT AFTER LOCATION
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING AND FULLY DOUBLE GLAZED
- KITCHEN WITH INTEGRATED APPLIANCES, DINING AREA AND OPEN PLAN LIVING WITH BIFOLD DOORS
- GARAGE PLUS DRIVEWAY FOR TWO CARS
- COUNCIL TAX BAND D

## Entrance Hallway

14'05 x 3'07 (4.39m x 1.09m)

Hallway provides access to cloakroom, lounge, stairs and kitchen/diner/living room. With tasteful and neutral decor and hard flooring.

## Cloakroom

6'11 x 3'3 (2.11m x 0.99m)

Ground floor with toilet and basin, hard flooring.

## Lounge

10'04 x 17'08 (3.15m x 5.38m)

Carpeted lounge with bay window to the front of the house and feature fireplace.

## Kitchen/Diner

17'02 x 13'01 (5.23m x 3.99m)

Integrated kitchen with a surplus of units, integrated appliances, modern and contemporary features. Dining area with hard flooring.

## Living area

17'02 x 10'03 (5.23m x 3.12m)

Open plan to kitchen/diner, hard flooring, bi-fold doors open onto rear garden with south facing terrace. Internal access from here to Garage. Roof windows allowing plenty of natural light. Air conditioning unit.

## Stairs and Landing

Neutrally decorated and carpeted providing access to bedrooms and bathroom.

## Bedroom One

12'06x 9'01 (3.81mx 2.77m )

Carpeted and neutrally decorated, fitted shutter to window, access to en-suite shower room.

## Bedroom Two

11'10 x 8'05 (3.61m x 2.57m )

Carpeted bedroom to the rear of the property, neutral decor.

## Bedroom Three

9'04 x 9'05 (2.84m x 2.87m)

Carpeted bedroom to the rear of the property, neutral decor.

## Bedroom Four

6'11 x 7'0 (2.11m x 2.13m)

Carpeted bedroom to the front of the property with wardrobes to remain. Ideal dressing room or nursery.

## En-suite

5'10 x 5'7 (1.78m x 1.70m)

To master bedroom, includes shower cubicle, vanity unit, toilet.

## Family bathroom

First floor bathroom with a bath and overhead shower, basin and toilet.

## Rear Garden

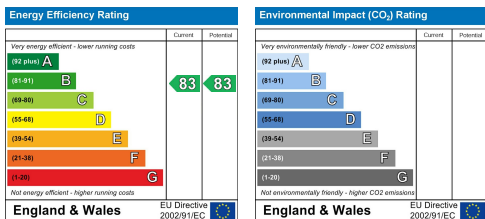
South facing, terrace, patio and a range of shrubs.



## Directions

Tel: 01634730672





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