



**Price**  
**£270,000**

**Freehold**

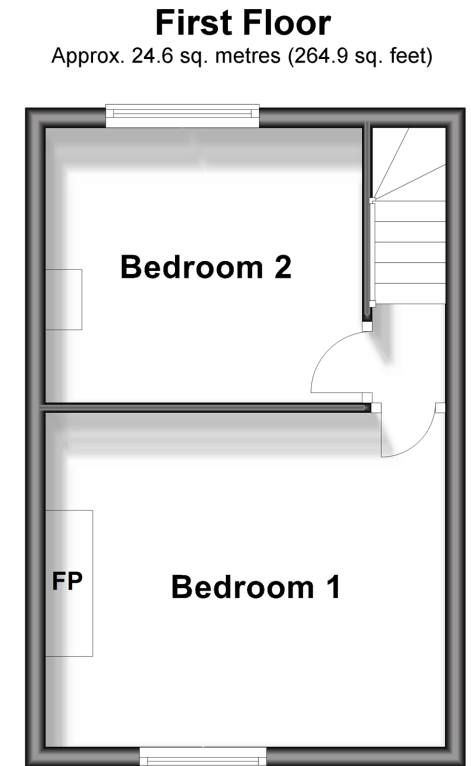
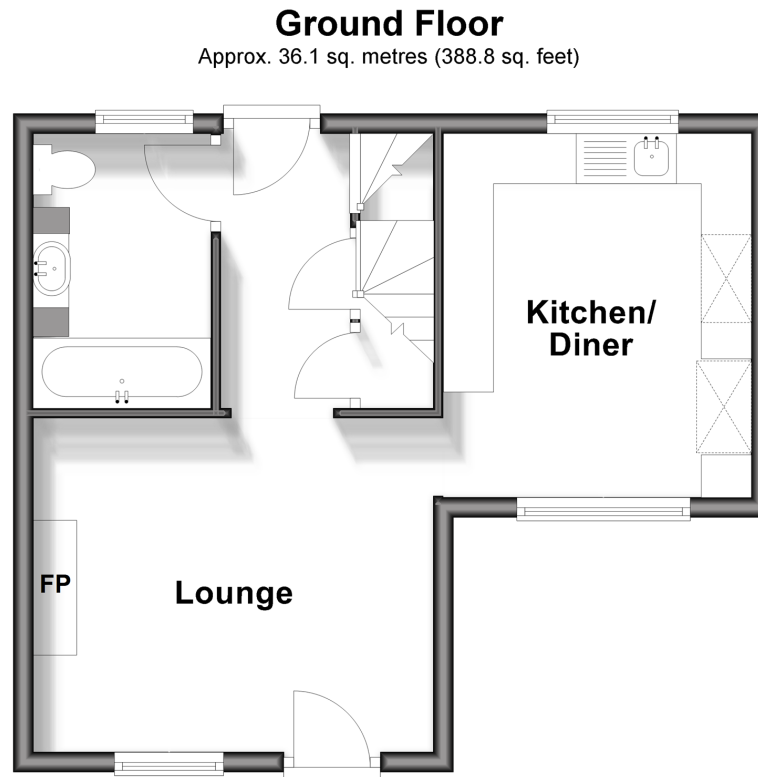
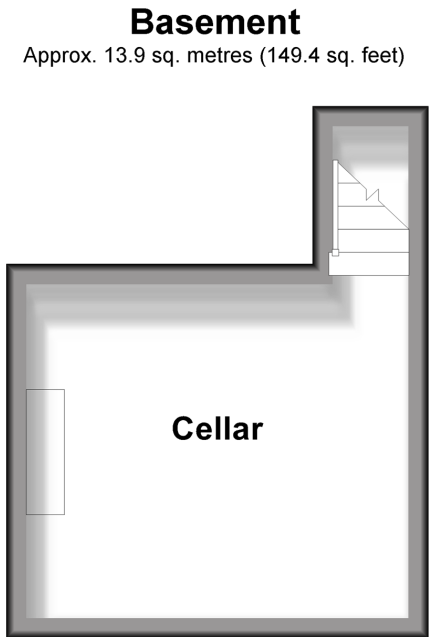
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**Church Street, Burham,  
Rochester, Kent, ME1**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Lounge: 13'1 x 10'10 (3.99m x 3.30m)  
 Kitchen/Diner: 12'1 x 10'1 (3.69m x 3.08m)  
 Lobby  
 Bathroom

### BASEMENT

Cellar: 12'6 x 10'9 (3.81m x 3.28m)

### FIRST FLOOR

Landing  
 Bedroom 1: 11'9 x 11'0 (3.58m x 3.36m)  
 Bedroom 2: 10'2 x 9'1 (3.10m x 2.77m)

### OUTSIDE

Driveway  
 Front & Rear Gardens



## Main features

- Wonderful home - full of character
- Enjoy the luxury of underfloor heating in the refurbished bathroom
- Both bedrooms are doubles - no box rooms to worry about here
- Friendly village pub on your doorstep
- Excellent commuter links - easy access to both the M2 & M20 making life easy



### Nearest Schools

Primary Schools: Burham C of E Primary 0.4 miles, St Mark's C of E Primary, Eccles 1.3 miles, Valley Invicta Primary 1.5 miles. Secondary Schools: The Malling School 3.3 miles, Grange Park School 3.4 miles, Aylesford School 4.3 miles



### Transport Information

Train Stations: East Malling 3.5 miles, Chatham 3.8 miles, West Malling 3.8 miles



### Address

Church Street, Burham, Rochester, Kent, ME1



### Directions

For directions to this property please contact us.



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Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(56)	B(33)

12935386/20250310/CK/JT