



Guide Price
£425,000

Freehold

4x  2x  1x 

**Downs View, Burham,
Kent, ME1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautifully presented throughout
- Modern kitchen with fitted appliances makes cooking a pleasure
- Enjoy the convenience of the low maintenance rear garden
- Two good size workshops - ideal for hobbies & storage
- Amazing country walks from your door

Accommodation

GROUND FLOOR

Entrance Hall
 Guest Room: 13'7 x 6'8 (4.14m x 2.03m)
 Lounge: 13'5 x 12'1 (4.09m x 3.69m)
 Kitchen/Breakfast Area: 16'5 x 9'1 (5.01m x 2.77m) plus 12'10 x 7'7 (3.91m x 2.31m)
 Wet Room
 Dining Area: 9'3 x 8'9 (2.82m x 2.67m)
 Conservatory Area: 9'3 x 6'2 (2.82m x 1.88m)

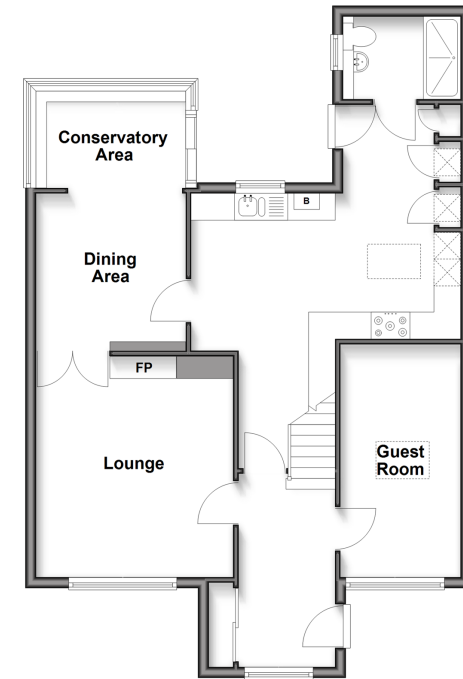
FIRST FLOOR

Landing
 Bedroom 1: 12'4 x 9'11 (3.76m x 3.02m)
 Bedroom 2: 10'6 x 9'11 (3.20m x 3.02m)
 Bedroom 3: 8'3 x 8'3 (2.52m x 2.52m)
 Bathroom

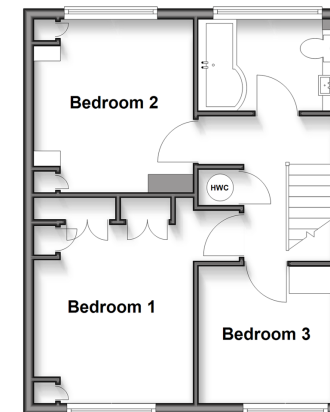
OUTSIDE

Driveway
 Rear Garden
 Workshop 1: 14'1 x 9'2 (4.30m x 2.80m)
 Workshop 2: 9'8 x 7'5 (2.95m x 2.26m)

Ground Floor
 Approx. 73.4 sq. metres (790.1 sq. feet)



First Floor
 Approx. 40.1 sq. metres (431.3 sq. feet)



Call Larkfield - 01732 847877 ■ 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 50% less, by purchasing a Lifetime Lease.



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