

Bluebell

ESTATES



37, Rochester Road, Burham, Rochester, ME1 3SP
Offers In Excess Of £390,000

About this property.....

Welcome to this delightful 3 bedroom semi-detached home, perfect for families or those looking for a spacious and comfortable living space with the added bonus of POTENTIAL TO EXTEND (stp).

Stepping into the property, you are greeted with a spacious hallway leading to a useful cloakroom providing extra convenience, a bright kitchen, and open plan lounge diner. Upstairs boasts 3 double bedrooms as well as a recently refurbished shower room, offering a modern and fresh feel.

The property also has a garage, ideal for storage or parking, with the added benefit of additional parking spaces on the driveway. Whether you are looking to entertain guests or enjoy peaceful family living, this home offers the perfect blend of practicality and comfort.

Don't miss the opportunity to make this beautiful home yours!

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.









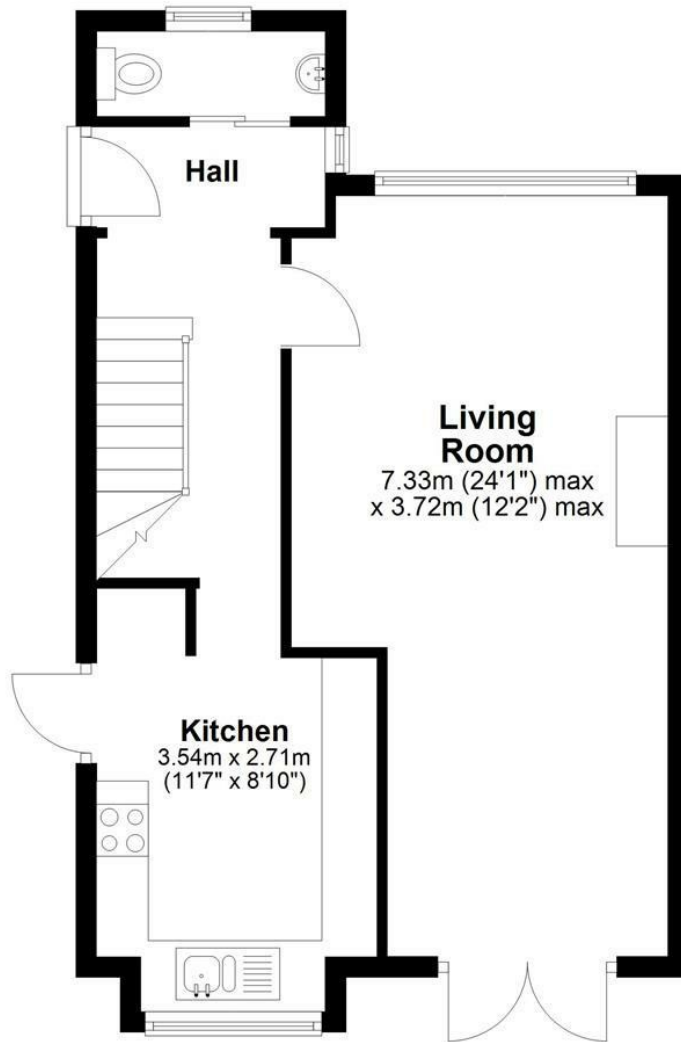
Useful information....

- Three Bedroom Semi Detached Family Home
- Open Plan Living - Dining Room
- Generous Sized Bedrooms
- Downstairs Cloakroom
- Garage And Addition Parking
- Low Maintenance Rear Garden
- View Over The North Downs
- Just Over 6 Miles To Rochester Station With Journey Times of 41 Mins To London Bridge

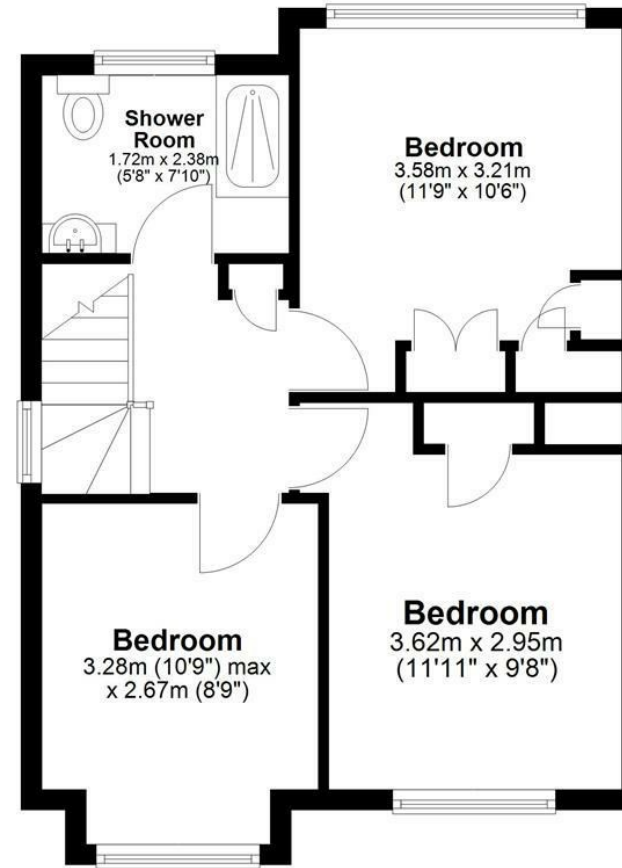


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Ground Floor



First Floor



Total area: approx. 86.3 sq. metres (928.9 sq. feet)

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.



