



1, Haleys Place, Burham, ME1 3TB
£325,000

About this property.....

If you are looking for a family home in a cul-de-sac location in a pleasant village, then look no further. This 3 bedroom semi-detached property is presented in excellent condition throughout and is ready for the new owners to move in and unpack their bags straight away. The original layout has been improved over the years, with a porch being added to store coats and shoes and keep the drafts out and the kitchen and dining room having been knocked through to create one larger open-plan space. The rear garden faces a Westerly aspect so is the perfect place to enjoy the afternoon and evening sun. The driveway is suitable for numerous vehicles and the garage is set back in the rear garden and would be a great place to tinker with a classic car or motorbike or maybe even convert into a bar or games room (stp). We expect this lovely home to generate a lot of interest so please view quickly to avoid disappointment.

Situation.....

There is a real sense of community in Burham village. You can still see horses riding on the roads from the local stables and many walkers enjoying walks in the Kent Downs area of outstanding beauty. We would recommend the newly refurbished Butchers Block for a meal and glass of fine wine or for a more relaxed atmosphere try The Windmill, with its bargain Sunday roasts and secluded beer garden. Little ones will hopefully benefit from the small village primary school which was rated Good by Ofsted in 2018 and enjoy their free time relaxing in the large recreation ground and park in the centre of the village. Commuters will be able to access to the M2 and M20 at the top and bottom of nearby Blue Bell Hill. If you feel you need the hustle and bustle of town life then bus services run to Rochester, Chatham and Maidstone.









What the owner says.....

We have loved living in Haleys Place having moved into the cul-de-sac almost 9 years ago. We have really invested in the house to make it our home and enjoyed every minute living here.

During our time here we have made some great friends in our neighbours and will certainly miss them. The village has a lovely social feel whether you're a pub go-er or a dog walker, you'll definitely see some regular faces who will quickly become familiar friendly faces.

The decision to sell our home was not an easy one, but we believe the future occupiers will enjoy living here as much as we have.

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Approx. Gross Internal Floor Area 764 sq. ft / 71.02 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.

