



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Church Street, Burham, Rochester

## Guide Price £450,000

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GUIDE PRICE - £450,000-475,000 - WOW!!! WHAT A HOME!! - Hunters are delighted to offer to the market this fantastic three bedroom cottage style, semi detached home in the heart of Burham, Rochester.

A beautiful home throughout, it has been extensively refurbished by the current vendors with no stone left unturned in creating a fabulous home for the new buyers to move in with no work to do! The property also comes with planning permission granted for another bedroom and ensuite to be added at the top of the house with some works already being carried out. Plans are available on request for this! Currently half the loft is boarded out with 2 Velux windows for ample storage. Step inside to find a beautiful lounge that has modern decor, plenty of space and nice original features including fireplace with wood burner stove. It's a great space to unwind with family on these long incoming winter evenings. There is also space in there for a dining table at the back of the lounge so you can have a lounge diner if you wish!

Lead on through to the kitchen which is stunning, the craftsmanship of the room has been thought out and created perfectly, there is plenty of cupboard space and also loads of room to fit a good size dining table if eating in the kitchen is your thing! Off the kitchen includes a downstairs cloakroom. Patio doors lead you out to a superb sun deck with stunning views across fields, which will be wonderful in the summer when we get those long, light evenings back, enabling you to chill with friends and family.

Upstairs you will find three fantastic bedrooms. There are two good size doubles, one with a period fireplace and one smaller bedroom which is currently used as an office. All rooms are in modern condition throughout.

Outside you will find parking for two vehicles at the front, a side gate access which leads you onto the decking area where you have steps taking you down to a lovely lawned area with seating area and a shed.

6 Military Road, Chatham, Kent, ME4 4JA | 01634 565310  
medway@hunters.com | www.hunters.com



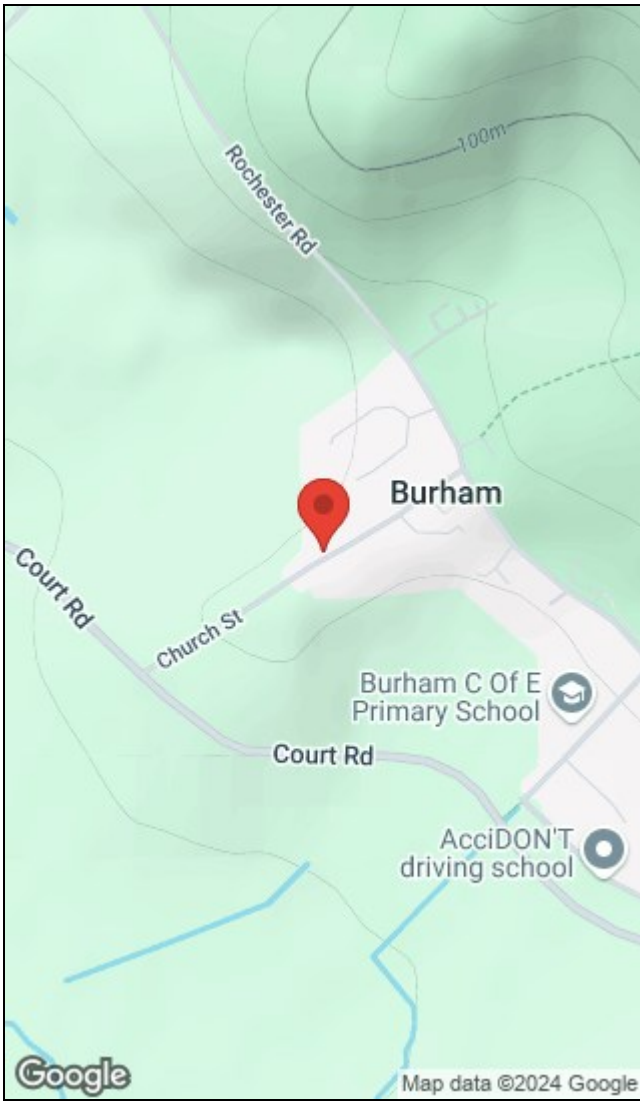
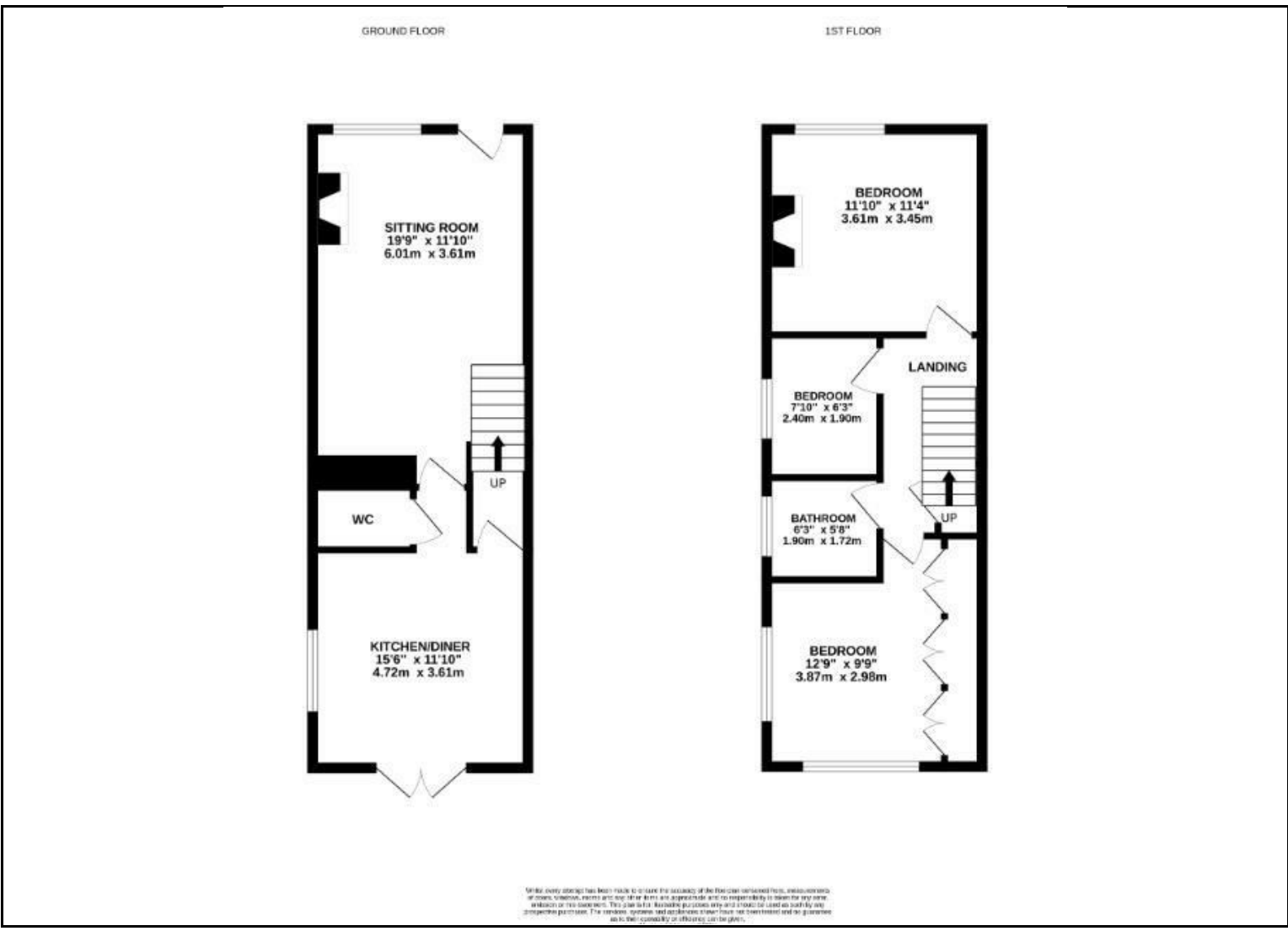


## KEY FEATURES

- STUNNING THREE BEDROOM COTTAGE STYLE HOME
- REFURBISHED THROUGHOUT
  - BEAUTIFUL CONDITION
- HAS PLANNING APPROVAL FOR ADDITIONAL BEDROOM
- STUNNING COUNTRYSIDE VIEWS
  - OFF ROAD PARKING
  - VILLAGE LOCATION
  - EPC - AWAITED







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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