



## 4 Burners Walk, Rochester, ME1 3WJ Offers in excess of £500,000

Good Move are delighted to offer this beautiful four bedroom detached home.

The ground floor features a welcoming entrance hallway leading to a spacious dual-aspect living room. A separate family room offers additional flexible living space, while the impressive kitchen/dining room provides the heart of the home with ample room for dining and social gatherings. A useful utility room and downstairs WC complete the ground floor accommodation.

To the first floor, the property boasts four well-proportioned bedrooms, including an excellent principal bedroom with en-suite shower room. A second bedroom also benefits from its own en-suite, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the home continues to impress with generous, well-maintained gardens, a car port and extensive driveway.

Ideally situated in the sought-after St Peters Village the property offers excellent access to the A2 and M2, making commuting to Rochester, Maidstone, and London convenient. Wouldham combines a peaceful village atmosphere with a range of local amenities including cafés, shops, and scenic walks, while also benefiting from highly regarded nearby schools, making it an ideal setting for families.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

