

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Simon Miller & Company. REF: 1336647



55 Downs View, Burham, Kent, ME1 3RR

ASKING PRICE: £390,000
EPC RATING: C





This beautifully presented extended three-bedroom semi-detached home offers generous accommodation, a fantastic rear garden, and breath-taking views over the Downs and Kent countryside. Situated on a road where properties rarely come to market, this home is a true testament to the desirability of the location and the wonderful community that surrounds it.

Ground Floor: The welcoming entrance hall leads into a bright and spacious living room (12'6" x 11'11" / 3.80m x 3.64m), perfect for relaxing or entertaining. The heart of the home is the extended dining room (16'10" max x 10'11" max / 5.12m x 3.33m), which flows seamlessly to the rear garden, creating an ideal setting for family gatherings. A well-planned kitchen (10'4" x 8'11" / 3.15m x 2.72m) and a useful utility room (7' x 6'9" / 2.13m x 2.05m) complete the downstairs space.

First Floor: Upstairs, you'll find three generously sized bedrooms. The main bedroom (12'6" max x 12'4" / 3.81m x 3.75m) and second bedroom (10'6" max x 9'11" / 3.21m x 3.03m) both enjoy far-reaching views over the Downs, while the third bedroom (8'3" x 8'2" / 2.51m x 2.49m) makes an ideal child's room, home office, or guest space. A modern family bathroom serves all bedrooms.

Outside: The rear garden is a true highlight – approximately 44'1" x 27'9" (13.43m x 8.47m) – providing an excellent space for outdoor entertaining, gardening, or simply soaking up the stunning countryside views. To the front, a driveway offers convenient off-road parking, complemented by a separate garage (18'4" x 7'4" / 5.59m x 2.23m).

Location: Burham is a highly regarded village, prized for its semi-rural charm, strong community spirit, and easy access to both countryside and excellent transport links. The area offers scenic walking routes, traditional village pubs, and well-regarded schools, while being just a short drive from Rochester's historic centre and major road networks.

This property offers the perfect combination of space, location, and lifestyle – an opportunity not to be missed.

**Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Available Next Year**



- **CHAIN FREE!!**
- **FANTASTIC REAR GARDEN**
- **THREE GENEROUSLY SIZED BEDROOMS**

- **HIGHLY SOUGHT-AFTER VILLAGE LOCATION**
- **DRIVEWAY AND GARAGE**
- **GROUND FLOOR EXTENSION**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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