

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nchecomm 2025. Produced for Simon Miller & Company. REF: 1304123



Approximate Area = 1586 sq ft / 147.3 sq m
Garage = 211 sq ft / 19.6 sq m
Total = 1797 sq ft / 166.9 sq m
For identification only - Not to scale



Rochester Road, Rochester, ME1

107a Rochester Road, Burham, Kent, ME1 3SG OFFERS IN EXCESS OF: £575,000
EPC RATING: B





Nestled in a sought-after location on Rochester Road, this beautifully presented modern four-bedroom detached family home offers a wonderful blend of space, comfort, and practicality which is perfect for a family home.

Ground Floor - A welcoming entrance hall leads into a bright and spacious living room (17'5" x 15'1") featuring a charming bay window that fills the room with natural light. The heart of the home is the impressive kitchen (18'8" x 12') with ample worktop and storage space, ideal for cooking and entertaining along with a stylish island. Adjacent to the kitchen is a dining room (14'1" x 8'10") providing the perfect setting for family meals, and a convenient utility room with external access to the garden. A modern ground floor cloakroom completes this level.

First Floor - Upstairs, the home offers four generously proportioned bedrooms, including a superb principal bedroom (17'4" x 12'1") with an en-suite shower room. The remaining bedrooms are served by a stylish family bathroom with a bath and separate shower.

Outside - To the rear, a well-sized garden (approximately 55'9" x 38'8") provides a fantastic outdoor space for relaxing or entertaining and wraps around either side of the house which makes it very private. To the front of the property there is a good sized driveway and also a detached garage (18'8" x 11'4").

**Freehold
EPC: B
Council Tax: F
Full Fibre Broadband Due 2026**



- **LARGE DRIVEWAY & GARAGE**
- **PEACEFUL VILLAGE SETTING**
- **GREAT CONDITION THROUGHOUT**

- **EN-SUITE TO MASTER & DOWNSTAIRS WC**
- **UTILITY ROOM**
- **PRIVATE REAR GARDEN**

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

DO1641041025

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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