





8 Gobions Farm Chase, Great Burstead - CM11 2EN

Guide Price of £600,000 to £650,000 Freehold

This beautifully presented three-bedroom house offers a wonderful blend of contemporary style and practical open plan living. The quality of the finish is evident throughout this individual Dutch barn style home. A modern kitchen is complete with all appliances and features a breakfast bar for casual dining. All illuminated by sleek spotlights and warmed by underfloor heating throughout. Bi-fold doors open to reveal the garden. The ground floor also benefits from a generously sized double bedroom, conveniently positioned with access to a stylish shower room. Upstairs, you will find two further double bedrooms, including a master suite with it's own balcony, en-suite and ample built-in storage. Council Tax band: D ~ EPC Energy Efficiency Rating: C

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Hallway
16' 0" x 6' 8" (4.87m x 2.04m)

Kitchen/Lounge/Diner
28' 8" x 17' 7" (8.73m x 5.36m)

Bedroom Three
10' 2" x 9' 2" (3.10m x 2.80m)

Shower Room
3' 7" x 6' 2" (1.08m x 1.87m)

Landing

Bedroom One
15' 7" x 9' 7" (4.75m x 2.93m)

En-Suite
3' 7" x 9' 4" (1.09m x 2.84m)

Bedroom Two
12' 8" x 9' 6" (3.87m x 2.89m)

Family Bathroom
8' 10" x 5' 7" (2.69m x 1.69m)







Ground Floor **First Floor**

Gross Internal Floor Area : 94.81 m2 ... 1020.52 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.