







**\*\*JUST REDUCED\*\* WATERFRONT LOCATION \*\* A LOVELY THREE BEDROOM HOUSE SITUATED IN A BEAUTIFUL WATERFRONT POSITION ON ST. MARY'S ISLAND WITH VIEWS ACROSS THE RIVER MEDWAY PLUS THREE DOUBLE BEDROOMS, SUNNY WEST BACKING PLOT, GARAGE AND FURTHER PARKING.**

This lovely home stands in a unique position on St. Mary's Island as it sits directly opposite the entrance to the walkway along the waterfront. The wonderful views from the front of the house are directly across the River Medway and of course you are just yards from lovely walks along the river front.

The house has been beautifully maintained and offers a 17ft kitchen/dining room to the front of the house and a 15'8 x 11'5 living room to the rear with double doors leading to the lovely sun trap rear garden. Owners may wish to turn the garage in to an additional ground floor reception room and although this would require planning permission, owners across the Island have successfully carried out the works with Chatham Maritime Trust approval and so the precedence has been set. There is a wide hallway and a ground floor cloakroom with a white suite.

One of the outstanding features of this design is the first floor accommodation as it offers three really good sized bedrooms and a family bathroom, with the master bedroom measuring 13'8 x 11'8 and this includes two double wardrobes and an en suite shower room with a white suite.

There is an integral garage with a door at the rear through to the lovely rear garden, plus further parking for an additional vehicle to the front of the garage.







- Lovely Waterfront Home
- Three Bedroom House with Beautiful Views
- Fitted Kitchen with Appliances 5.02m x 2.55m
- Living Room at Rear 4.79m x 3.49m
- Wide Hallway and Ground Floor Cloakroom

- Master Bedroom 4.19m x 3.55m with Double Wardrobes and En Suite
- Bedroom Two 4.06m x 2.92m and Bedroom Three 3.68m x 2.81m
- Lovely Sun Trap Rear West Backing Garden
- Garage Plus Further Parking
- Just Yards From the Riverfront



**THE AGENT ON THE QUAYS**

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