







An Immaculately Presented Three Bedroom Townhouse Overlooking The Parkway On St. Mary's Island. Detached Double Garage With Room Above. Parking To Rear For 2/3 Vehicles.

Very few homes of this design were built by Countryside Maritime on St. Mary's Island and it offers quite a unique opportunity for an owner who requires flexible accommodation.

This well maintained home is set over three floors and provides a total living area measuring 1367 Sq ft, with the ground floor providing a fitted kitchen/dining room with floor and wall units in light oak, integral electric appliances including hob and extractor, oven, dishwasher and washing machine. There is also space for a fridge/freezer.

The living room is set to the rear of the house overlooking the private rear garden and measures 15'8 x 11'4 with double doors which lead out to the secluded rear garden and decked area. There is a ground floor cloakroom.

The middle floor offers two bedrooms and the family bathroom, with the master bedroom measuring 13'4 x 11'5 with built in wardrobes and tall Velux windows that flood the room with light. There is also an en suite shower room.

The top floor is one of the real features of this style of home as it covers the complete top floor and it measures 15'6 x 11'8, offering views across the open parkland to the front of the property, plus a small balcony to the rear of the property.

The unique feature of this house is of course the studio room above the double garage situated at the rear of the garden. This room measures 18'8 x 16'7 and would make a music room or games room or perhaps a guest bedroom.

In addition to the double garage, there is parking to the front of the garage for an additional 2/3 vehicles.

The garden offers a secluded space with decked area alongside the rear of the house, and larger area of artificial grass between the decking and garage. There is also a wide side access to the front of the property

Properties of this style are extremely rare and therefore we recommend an early appointment to view.







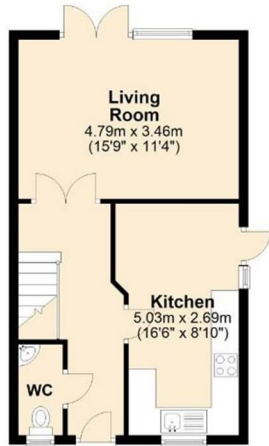
- 1367 Sq.Ft Townhouse
- Overlooking The Parkway On St. Mary's Island
- Detached Double Garage With Room Above
- Three Bedrooms
- En Suite To Master Bedroom
- Large Top Floor Bedroom With Balcony
- Secluded Rear Garden With Wide Side Access To The Front Of The Property
- 15'8 X 11' 4 Living Room Overlooking The Rear Garden
- Kitchen Diner With Light Oak Kitchen Units & Slate Floor
- Well Presented & Maintained Throughout



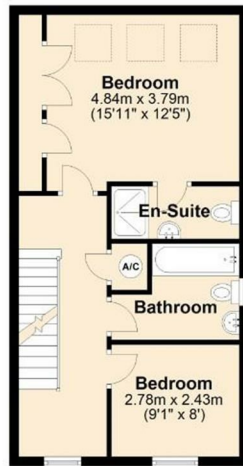
**THE AGENT ON THE QUAYS**

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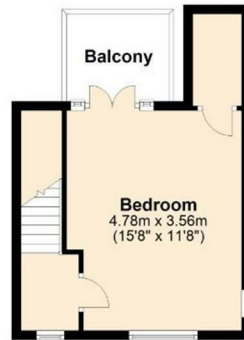
**Ground Floor**  
Approx. 41.2 sq. metres (443.1 sq. feet)



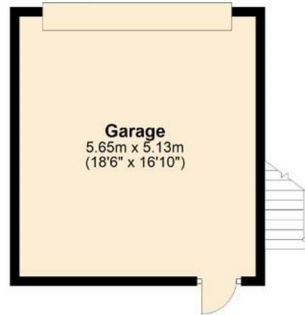
**First Floor**  
Approx. 46.2 sq. metres (496.9 sq. feet)



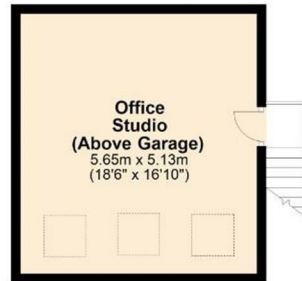
**Second Floor**  
Approx. 25.1 sq. metres (270.5 sq. feet)



**Garage**  
Approx. 29.0 sq. metres (312.0 sq. feet)



**First Floor**  
Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 170.4 sq. metres (1834.5 sq. feet)  
For illustration purposes only - not to scale

