



9, The Avenue, Chatham

**£450,000**

**Charming 3-Bedroom Semi-Detached Home on St Mary's Island** Welcome to this delightful three-bedroom semi-detached property, ideally situated on St Mary's Island. This home combines modern living with versatile spaces, perfect for families or those looking to upsize. Key Features:

**Bedrooms:** Three bedrooms, including a master bedroom with an en-suite shower room.

**Living Space:** A spacious lounge with large windows to the front, leading into a separate dining area. Double doors allow you to create an open-plan feel or keep spaces distinct.

**Kitchen:** A well-appointed kitchen off the dining area, equipped for all your culinary needs.

**Utility Space:** A versatile utility area, using part of the garage, with running water and ample space. Perfect for a home office, laundry, or even a small business setup.

**Outdoor Space:** Access to a well-sized garden with a lawn and a decking area, ideal for relaxing or entertaining.

**Additional Features:** Downstairs WC, integrated wardrobes in the main and second bedrooms, and plenty of storage.

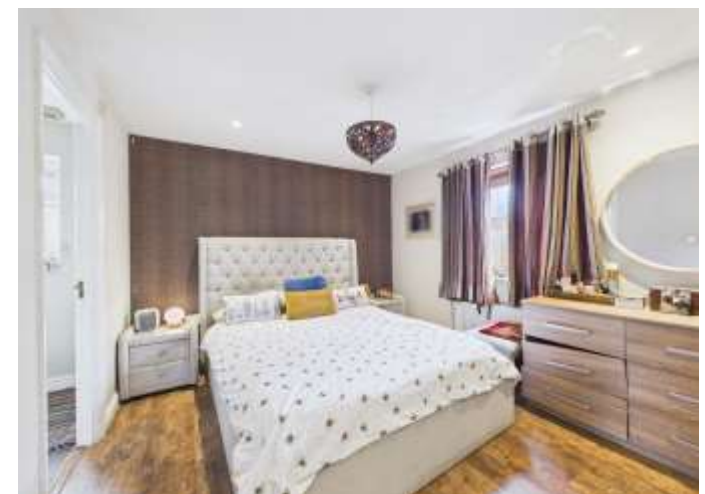
**Location:** Situated on St Mary's Island, this property offers a peaceful environment with excellent local amenities, schools, and transport links. Perfect For: First-time buyers, growing families, or anyone looking for a spacious and adaptable home.

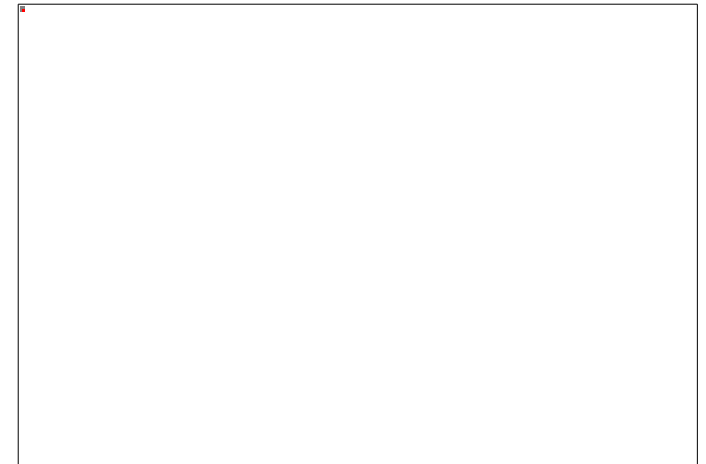
**Tenure – Freehold**

**EPC Rating – C**

**Council tax band – D**

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed. Dockside are members of The Property Ombudsman & our Client Money Protection provider is Pronertvmark





## ST MARY'S ISLAND

St. Mary's Island always feels like a retreat from the norm and driving home over the bridge, past the beautiful yachts in the marina, you can finally take time to breathe. The Island is a development that forms part of the 350-acre Chatham Maritime regeneration project, with over 20 acres of open space incorporated in to the design, linked by footpaths and cycle paths. Inspired design is evident everywhere, with the environment, the community and the new homes having all been carefully planned to make this a lovely place to live.

### IT'S THE IDEAL FAMILY LOCATION.

The Island primary school makes family life a breeze, with everything you might need within easy reach, including three children's outdoor play areas, a doctor's surgery, pharmacy and community centre.



Ground Floor



Floor 1



Approximate total area<sup>2</sup>  
980 ft<sup>2</sup>  
90.9 m<sup>2</sup>

(?) Excluding balconies and terraces

Calculations reference the RICS IPMS -  
IC standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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