



**Guide Price**  
**£519,995**

**Freehold**

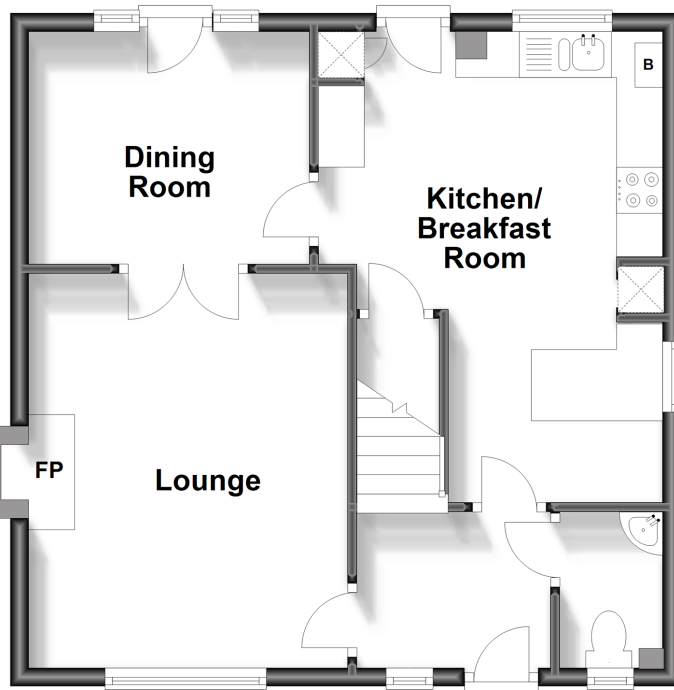
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**Island Way East, St  
Mary's Island, Chatham,  
Kent, ME4**

*Wards*  
Helping you move forwards

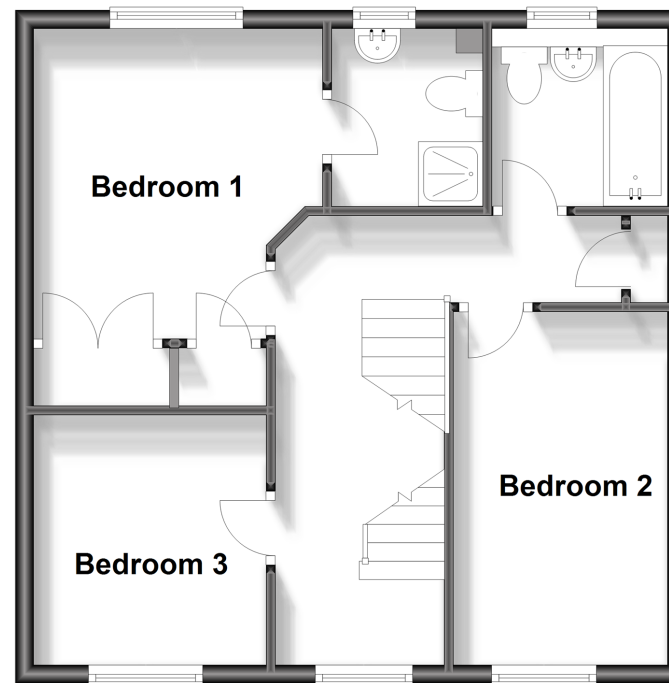
## Ground Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



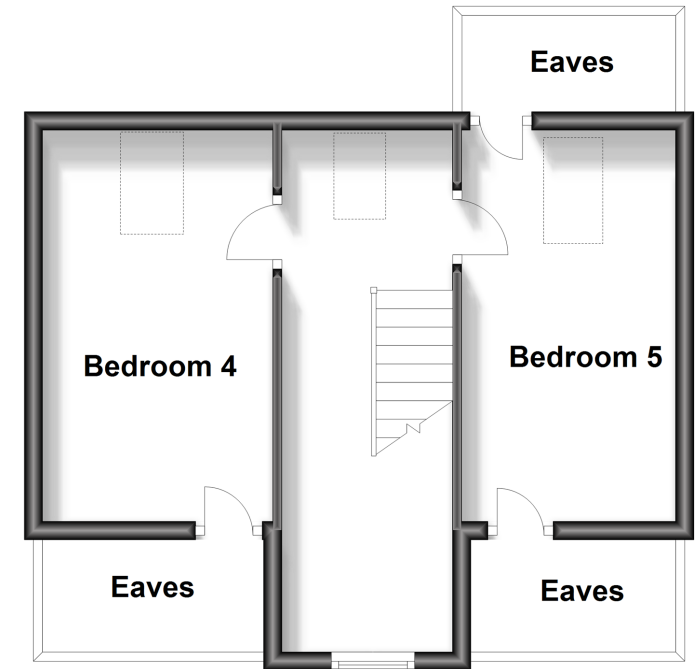
## First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



## Second Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Downstairs Cloakroom

Lounge: 14'1 x 11'4 (4.30m x 3.46m)

Dining Room: 9'11 x 8'2 (3.02m x 2.49m)

Kitchen/Breakfast Room: 16'9 x 12'1 (5.11m x 3.69m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'2 (3.99m x 3.10m)

En-suite Shower Room

Bedroom 2: 12'10 x 7'9 (3.91m x 2.36m)

Bedroom 3: 9'4 x 8'3 (2.85m x 2.52m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 4: 13'10 x 7'10 (4.22m x 2.39m)

Bedroom 5: 13'9 x 8'3 (4.19m x 2.52m)

### OUTSIDE

Front Garden

Rear Garden

Driveway for 2 cars

Garage



## Main features

- Large detached modern house set over 3 floors
- Separate lounge and dining rooms and large kitchen/breakfast room
- 2 parking spaces and garage to rear, accessible from garden
- Perfect for a growing family
- Sought-after location in a popular position on St Mary's Island



### Nearest Schools

Primary Schools: St Mary's Island C of E (Aided) Primary 0.2 miles, Burnt Oak Primary 1.0 miles,



### Transport Information

Train Stations: Gillingham 1.4 miles, Strood 2.1 miles, Rochester 2.1 miles



### Address

Island Way East, St Mary's Island, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.



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Call Chatham Branch 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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