



## 3 Church Lane The Historic Dockyard

Chatham, Kent, ME4 4LF

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented executive townhouse to the market, in the highly sought after location of the Historic Dockyards, Chatham. Boasting four spacious bedrooms over three versatile floors, three bathrooms including two en suites, balconies front and rear with new doors, a self-contained ground floor bedroom with en suite, dressing area and utility, this truly impressive and much-loved family home is available for the first time in many years, and is simply ready to move into and enjoy.

The layout briefly consists of: Hallway giving access to stairs up to first floor, doorway into dressing area leading to double bedroom four, en suite, garage/storeroom, utility and doorway access out to patio area; The first floor leads open-plan into the spacious lounge with balcony to the front, and kitchen/diner to the rear, with access to rear balcony and garden; The second floor landing gives access to three bedrooms, (including two more doubles), an en suite to the master, and further family bathroom. To the front of the property there is off road parking in front of the garage, and to the rear a private low-maintenance garden perfect for outdoor entertaining and dining.

Located in the sought-after Historic Dockyard enjoying 24/7 security and impressive peaceful surroundings, the Dockside Outlet Shopping Centre is a short distance away providing a wealth of shopping, dining and leisure amenities, and lovely riverside walks. All A2/M2/M20 road links and highly regarded local schools are nearby, as is Chatham Station offering a 35 minute fast train service into London. Interest is sure to be strong in this ready-to-move-into family home, we therefore recommend viewing at your earliest convenience to void disappointment.

(FREEHOLD- Service charge £155 and Reserve Fund £55 per quarter)

**Price Guide £425,000**

# 3 Church Lane The Historic Dockyard

## Chatham, Kent, ME4 4LF



- STUNNING TOWNHOUSE OVER THREE SPACIOUS FLOORS WITH OFF ROAD PARKING
- EXCLUSIVE HISTORIC DOCKYARD LOCATION / CCTV AND 24/7 SECURITY
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- EPC GRADE C / COUNCIL TAX BAND E / FREEHOLD
- FOUR BEDROOMS, THREE BATHROOMS INCLUDING TWO EN SUITES, UTILITY, GARAGE/STORE-ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT WITH HIGH QUALITY FIXTURES AND FITTINGS
- CLOSE TO CHATHAM STATION WITH FAST TRAINS TO LONDON ST PANCRAS
- SELF-CONTAINED GROUND-FLOOR BEDROOM SUITE WITH WALK-IN WARDROBE
- PRIVATE LOW-MAINTENANCE GARDEN WITH BALCONIES FRONT AND REAR
- CLOSE TO SCHOOLS AND ALL SHOPPING, DINING AND LEISURE AMENITIES

### Hallway

18'4" x 6'0" (5.6m x 1.85m)

Impressive and spacious hallway with Karndean flooring and attractive neutral decor, storage cupboard for shoes and coats, stairs up to first floor, doorway access into bedroom suite from here.

### Bedroom Four Suite

12'3" x 8'6" (3.75m x 2.6m)

A fantastic versatile space with potential for use as a guest suite, Airbnb, elderly relative or teenager's room? Spacious double bedroom with grey wood-effect laminate flooring and neutral decor, coving and downlighters, wide doorway into en suite, open-plan walk-in wardrobe/dressing area, doorway access into rear of garage/storeroom, and the added benefit of a utility room with worktop, basin, storage cupboard housing boiler, plumbing for washing machine, and door out to the sun terrace. There is also a door and window from the bedroom area to the sun terrace.

### Dressing Area

8'6" x 5'8" (2.6m x 1.75m)

Great space with ample shelving and hanging space, open-plan from bedroom, doorway into garage/storeroom from here.

### En Suite Shower Room

6'8" x 6'6" (2.05m x 2.0m)

With white suite consisting of large walk-in shower, basin/vanity unit and partially concealed WC, grey laminate flooring continued, contrasting grey "marble-effect" perspex wall panels, downlighters and vertical chrome radiator.

### Utility Room

6'2" x 4'9" (1.9m x 1.45m)

Useful additional room with tiled flooring, downlighters, partially tiled walls and neutral decor, work top with basin, cupboards above and below, recently new boiler located here, plumbing for washing machine, and doorway out to garden.

### Garage/Store Room

10'4" x 8'6" (3.15m x 2.6m)

Useful storage for bikes and miscellaneous, potential to convert back to a full size garage if desired, power and light.

### First Floor Lounge

20'8" x 15'1" (6.3m x 4.6m)

High quality Neville Johnson staircase with glass balustrades and oak handrails leads up to the beautiful open-plan spacious lounge, with quality Khars engineered oak flooring, neutral decor with feature wall and lights, doorway to rear into kitchen/diner, to front there are recently new double

doors leading to the balcony, window to side, and fitted privacy shutters to remain.

### Balcony

Good size balcony with plenty of space for table and chairs, pots and ornaments, composite flooring and hand rails, views across the Historic Dockyard to enjoy in this peaceful and quiet no-through lane.

### Kitchen/Diner

15'1" x 11'5" (4.6m x 3.5m)

Spacious kitchen/diner with colourful feature wall and stylish decor with Khars flooring continued, good range of neutral wall and floor cupboards with wood-effect worktops, partial neutral splashback tiles, gas hob, plumbing for dishwasher, integral larder fridge, (freezer and further fridge-freezer in garage to stay), window to rear and recently new double doors with fitted blinds out to rear balcony from here. Plenty of room for family table and chairs, complete with downlighters and a feature radiator.

### Balcony

Another good size balcony with composite flooring, handrails, stairs lead down to main garden from here.

### Second Floor Landing

9'6" x 6'4" (2.9m x 1.95m)

Spacious landing with neutral carpet and decor, giving access to three more bedrooms (two doubles and one single), family bathroom and storage cupboard.

### Master Bedroom

15'1" x 10'9" (4.6m x 3.3m)

Double bedroom with two sets of built-in wardrobes, two windows to front of room with fitted privacy shutters and dockyard views, neutral carpet and feature walls, access to en suite.

### En Suite

5'4" x 4'11" (1.65m x 1.5m)

With white suite consisting of corner shower, WC, feature basin and vanity unit, vertical chrome radiator, downlighters, white wall tiles with decorative border, and grey floor tiles.

### Bedroom Two

11'5" x 8'6" (3.5m x 2.6m)

Double bedroom with window to rear and fitted blinds, laminate flooring and neutral decor with feature wall, built-in Sharps wardrobe.

### Bedroom Three

8'2" x 6'2" (2.5m x 1.9m)

Single bedroom with built-in Sharps furniture offering lots of clever storage space above and below the built-in bed. With engineered wood flooring and neutral decor, window to rear with fitted blinds.

### Family Bathroom

8'6" x 6'0" (2.6m x 1.85m)

Family bathroom with white suite consisting of bath, basin and WC, grey tiled walls with decorative borders, grey laminate flooring and downlighters.

### Garden

The rear of the house can be accessed from both the bedroom four suite and utility room, and from the balcony to rear of the kitchen. There is a spacious sun terrace with useful electric awning to remain, composite decking and plenty of space for a table and chairs to enjoy morning coffee. Just a few steps up from here, the established rear garden boasts a range of shrubs, plants and borders, and is attractively paved for low maintenance. Further benefits include a small pond, raised planting areas, a gate to the rear, and it is all fully fenced and private.

### Off Road Parking

With off road parking currently for one car, further space available to the end of the Lane, established front garden area with pathway leading to the front door.

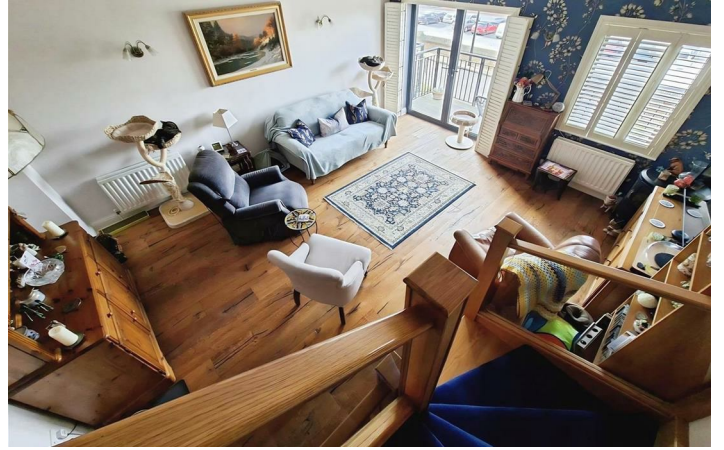
### Agents Note One

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

### Agents Note Two

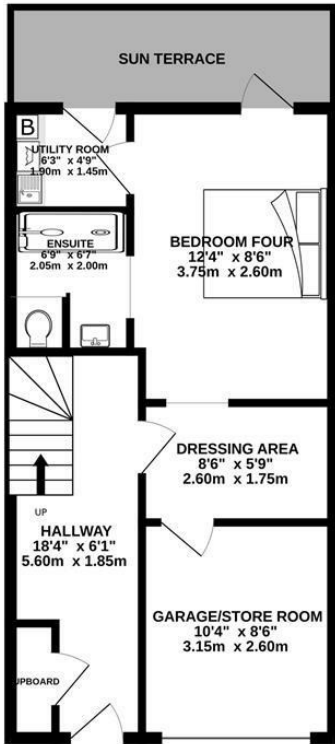
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, if you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

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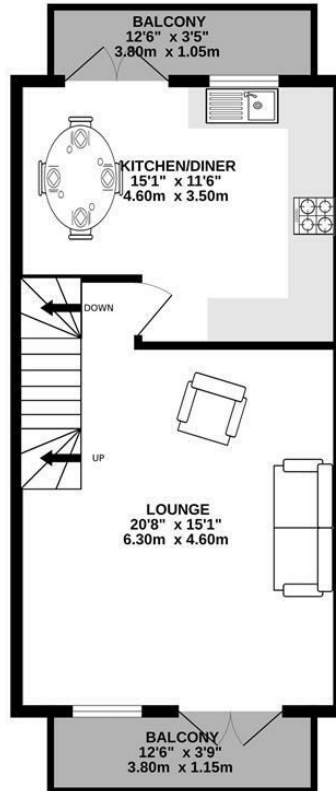




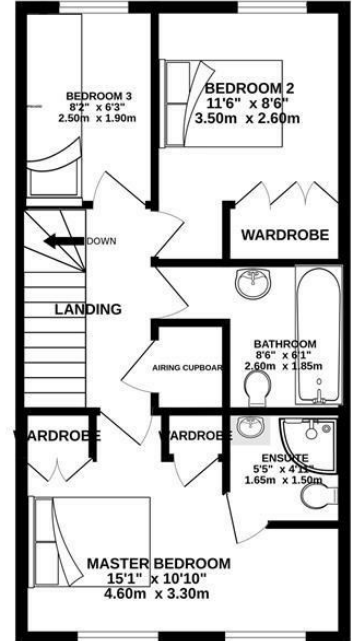
GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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