



# Sallow Close

St. Marys Island | Chatham | ME4 3HG





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St. Marys Island, Chatham, ME4 3HG

£400,000 to £425,000

Freehold

This stunning 3 bedroom property offers the perfect blend of comfort and style, boasting an expansive open plan living and dining room that serves as the heart of the home. Nestled in a highly desirable location, this property promises not just a house but a lifestyle.

Feel the warmth of natural light in the conservatory, providing an ideal space to relax and unwind while enjoying the beauty of your surroundings. The convenience of a driveway and garage ensures ample parking for your family and guests.

Discover spacious bedrooms throughout, making this home the epitome of comfort. The main bedroom features an ensuite, adding a touch of luxury to your everyday routine.

With its thoughtful design and family-friendly layout, this property is more than a house; it's the perfect family home. Don't miss the opportunity to make lifelong memories in this exceptional living space.



## Benefitting from:

- Open Plan Living and Dining Room
- Desirable Location
- Conservatory
- Separate Utility Room
- Driveway and Garage
- Large Bedrooms
- Ensuite To Main Bedroom
- Perfect Family Home
- Council Tax: E
- EPC Rating: C

## Accommodation

### Ground Floor

**Living Room/Dining Room** 8.23m x 3.35m (27' x 11')

**Kitchen** 2.74m x 3.05m (9' x 10')

**Downstairs WC** 0.6m x 2.13m (2' x 7')

**Conservatory** 2.13m x 5.8m (7' x 19')

**Garage/Utility** 4.88m x 2.74m (16' x 9')

### First Floor

**Hallway** 3.05m x 2.74m (10' x 9')

**Bedroom** 3.35m x 3.05m (11' x 10')

**Bedroom** 3.35m x 2.13m (11' x 7')

**Bedroom** 3.05m x 3.68m (10' x 12'1")

**Ensuite Bathroom** 2.44m x 0.91m (8' x 3')

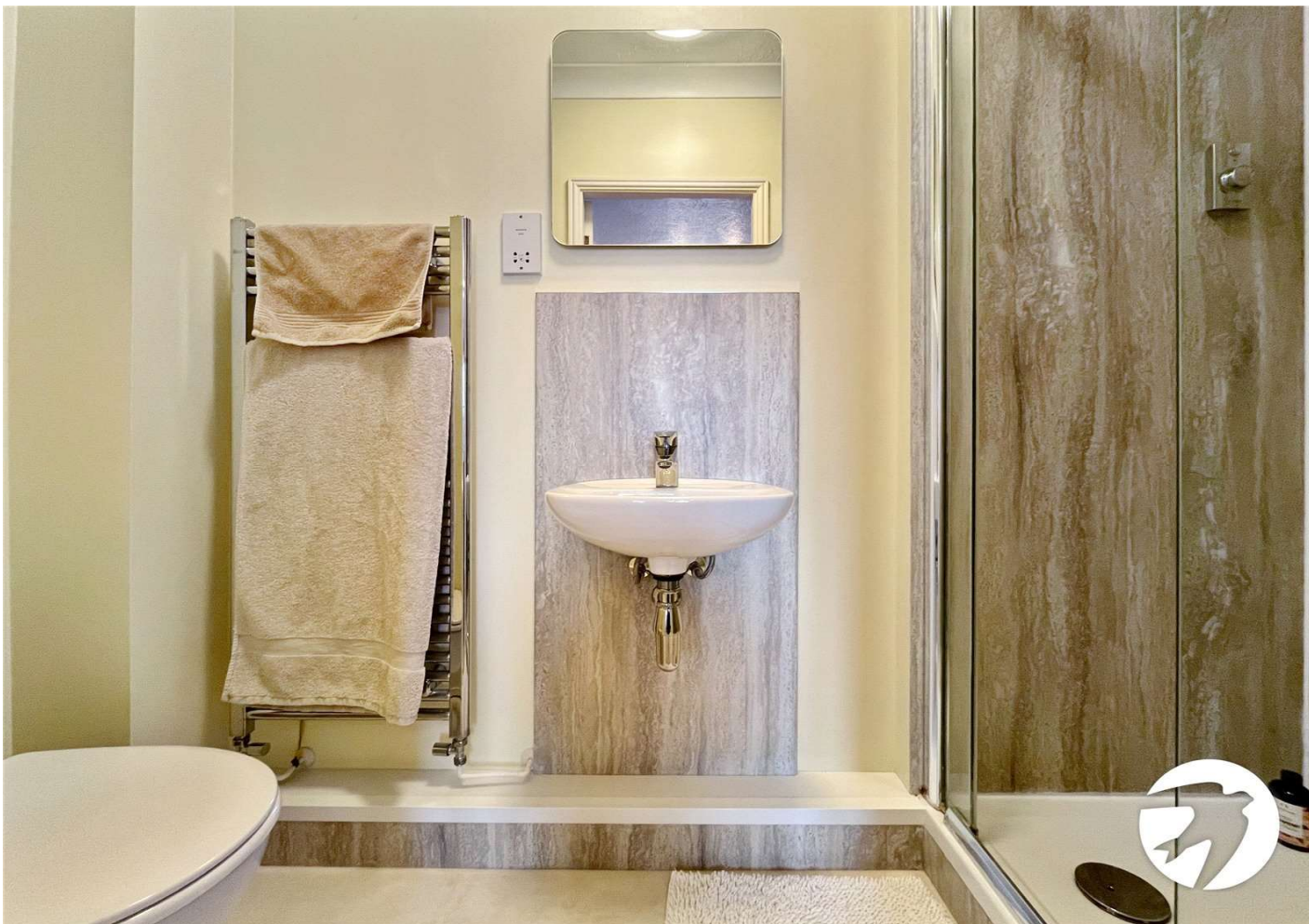
**Bathroom** 1.83m x 3.05m (6' x 10')

## Exterior

Driveway

Garage





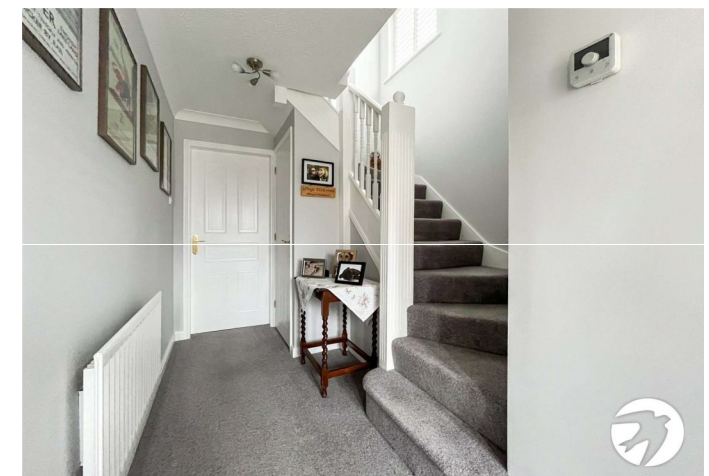
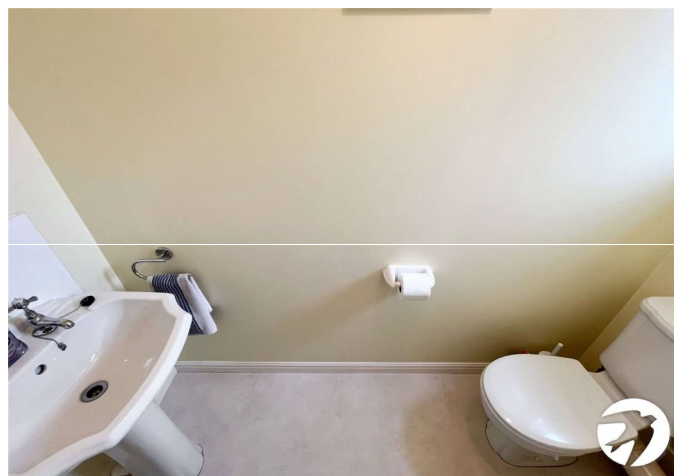
## Additional Information

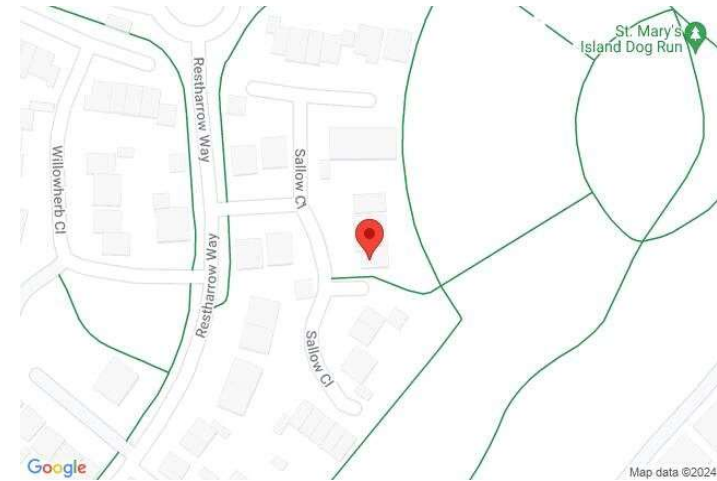
St Mary's Island is part of the Chatham Maritime development area and offers exclusive waterside living with wonderful views across the River Medway. It is separated from mainland Chatham by three impressive basins, which are part of the area's naval dockyard heritage. Inspired design is evident everywhere on the Island, where the environment, community and new homes have all been carefully planned to create a highly desirable location. The area boasts a new retail outlet centre, bars, cafe's, restaurants, gym and cinema to compliment the harbour and vast array of riverside housing. Part of the original naval history has also been preserved through the Historic Dockyard Trust, which provides an insight into past traditions.

St Mary's Island is evolving to become a sustainable community, with 20 acres of open space, retail and leisure facilities, whilst maintaining a village-like atmosphere, with fantastic transport links. The island has its own school and community centre, as well as opportunities for sailing, walking and socialising.

Council Tax - E

EPC Rating - C





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



\*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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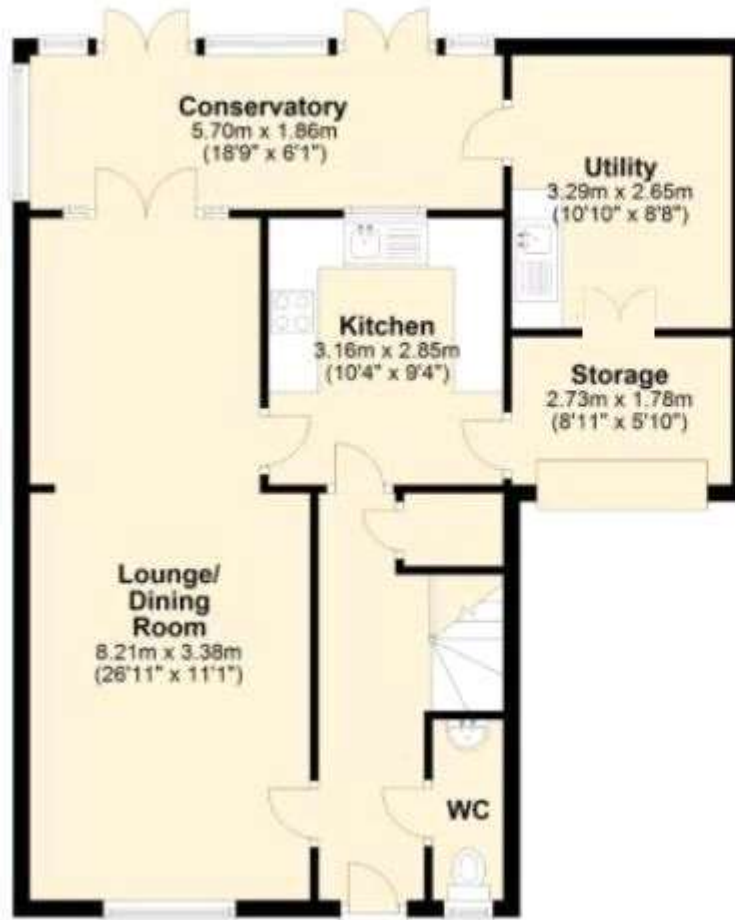
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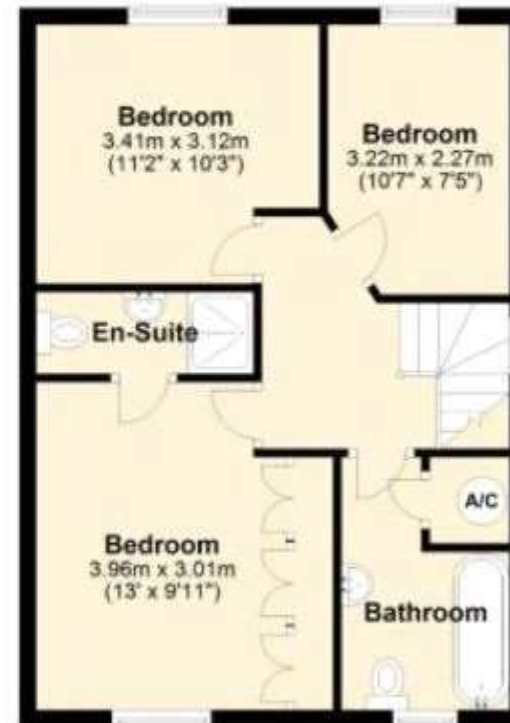
## Ground Floor

Approx. 72.3 sq. metres (778.4 sq. feet)



## First Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 119.4 sq. metres (1285.1 sq. feet)

For illustration purposes only - not to scale

