



The Crescent, Chatham, ME4 3LE
Asking price £720,000

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& City
Homes

WATERSIDE HOME!

It is very rare a property comes to the market with direct views over the marina offering a completely relaxing lifestyle. This four-bedroom family home has just about everything you could ask to keep everyone in the family happy so don't hesitate and call Town and City Homes today to find out when you can view it. For those who need to sell first ask us about our Easymove service.



I love both the size of the rooms in this home and the perfect position for gazing over the water at the impressive boats.

A growing family I'm sure will love the layout and the space on offer here, spread over three floors with four double bedrooms and three bathrooms making so everyone's day-to-day life is a lot more comfortable. The living room is an amazing size, as is the dining room. There are also double doors leading out onto a marvelous decked balcony which I can imagine is the ultimate spot for a relaxing cold drink in the warmer months or a great space to entertain guests with some 'al fresco dining.

There is another reception room on the ground floor which could be a study/home office or maybe another living room for the second bedroom. This floor could be a suite on its own with a Bedroom, Living Room, Utility/Kitchen, and Shower Room and has direct access to the garden.

The garden is the largest garden on The Crescent and has the benefit of being a corner plot so wraps around the house creating a great space to enjoy. The driveway to the front has parking for two vehicles and then you also have a double garage.

St Mary's Island continues to be a desired location for the lifestyle it offers. Plenty of waterside walks and open spaces for children to play. Local community center with various clubs ensures they keep the strong community feels and local shops, restaurants, and bars all within easy walking distance making this a great place to live.

For those who commute you have Chatham and Rochester Railway Stations which take you into St Pancras or London Victoria in 38 and 43 mins. There is a wide choice of sought-after schools colleges and universities in the area for your

educational needs.

Shopping and entertainment facilities are of plenty so when you fancy a change of scenery pop along to Chatham Dockside for the afternoon.

Being the largest property and plot on the crescent we expect a lot of interest so if this ticks most of the boxes for you call Town and City Homes today and book your accompanied viewing.

Entrance

Bedroom Two 12' x 10' (3.66m x 3.05m)

Lounge/Study 11'3 x 11'2 (3.43m x 3.40m)

Shower Room 5'9 x 5' (1.75m x 1.52m)

Utility Room 6'3 x 5'9 (1.91m x 1.75m)

First Floor Landing

Living Room 17'8 x 16'3 (5.38m x 4.95m)

Dining Room 17'8 x 11' (5.38m x 3.35m)

Kitchen 13' x 12' (3.96m x 3.66m)

W/C

Balcony

Second Floor Landing

Main Bedroom 17'8 x 14'1 (5.38m x 4.29m)

Ensuite 8'3 x 5'9 (2.51m x 1.75m)

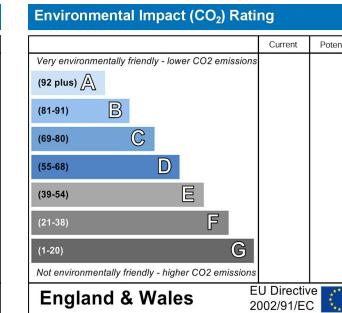
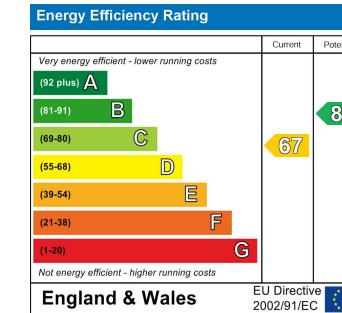
Bedroom Three 11'4 x 11'4 (3.45m x 3.45m)

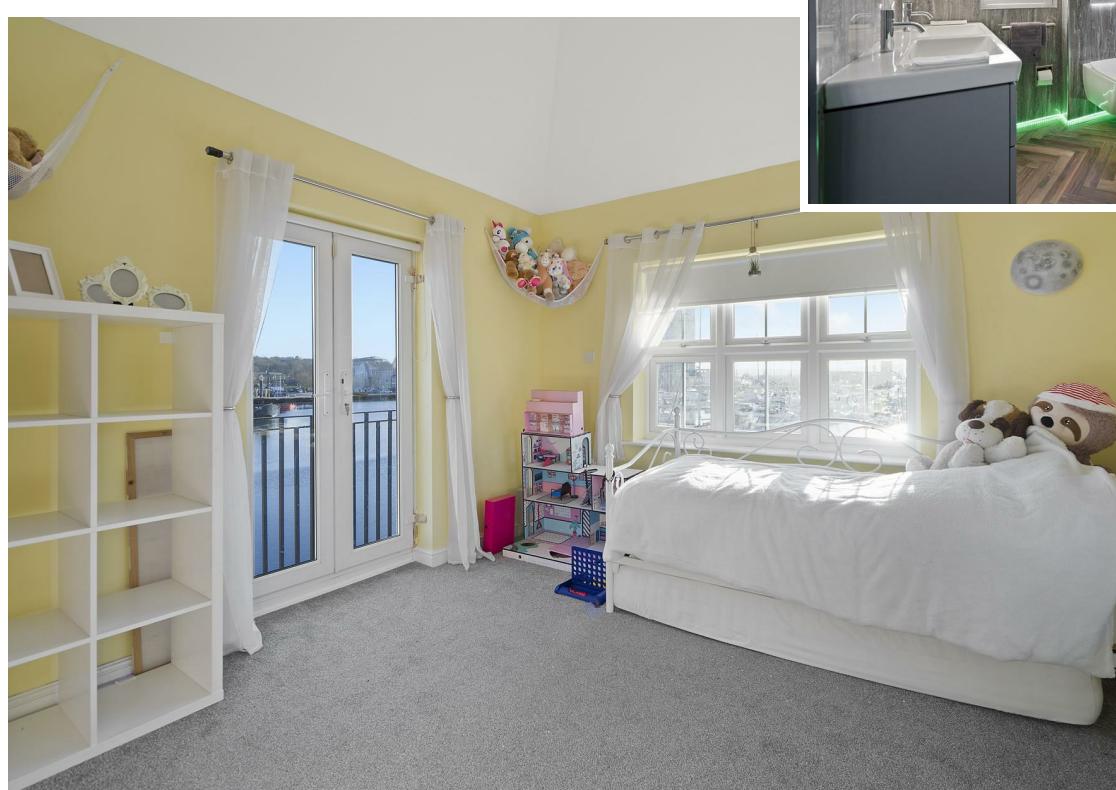
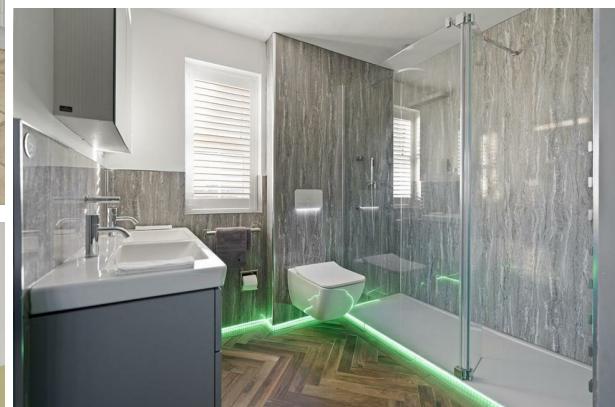
Bathroom 6'10 x 6'4 (2.08m x 1.93m)

Bedroom Four 10'2 x 7'10 (3.10m x 2.39m)

Garage 17' x 15' (5.18m x 4.57m)

Garden



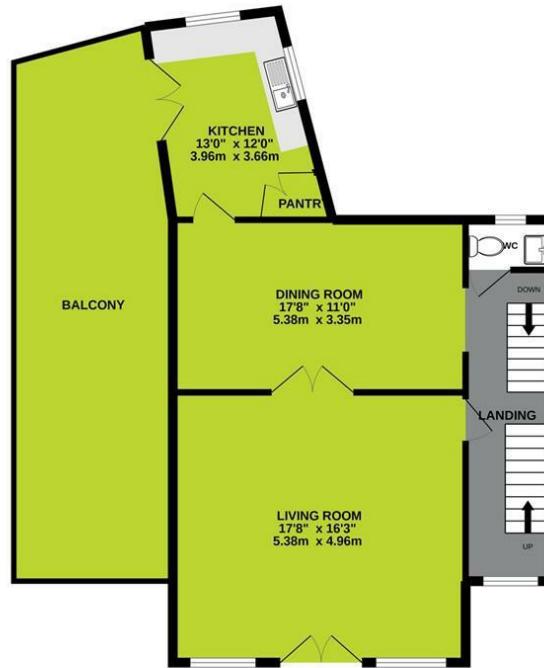




GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



2ND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.5 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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