



Westerly Way, St. Marys Island, ME4 3AA  
Asking price £800,000 Freehold

 5  3  2  B

Located on Kent's picturesque and popular St Mary's Island, this lovely five bedroom executive home offers a wonderful mix of stunning views and contemporary living. Set over three floors there is plenty of space inside and outside, even offering a roof terrace to take in the views too.

St Mary's Island has a school, doctors' surgery, community centre, along with some of the best river views in Kent. Just opposite the nearby Marina you will find a great selection of shops, restaurants, pub and cinema. Whereas nearby Chatham and Gillingham towns centre with all the shops/services of major towns, and mainline train stations with regular services to London and the Coast.

The property's benefits include: a modern fitted kitchen/family room with integrated and built in appliances (fridge freezer, 2 x ovens, hob, dishwasher, wine fridge), separate lounge, five double bedrooms, en-suite and dressing room to master bedroom, walk in laundry cupboard, remainder of NHBC guarantee, large roof terrace, rear garden with side access, driveway and garage.

#### Entrance hall

#### Cloakroom/WC

6'9 x 4'9 (2.06m x 1.45m)

#### Kitchen/Family room

28'10 x 26'6 (at widest) (8.79m x 8.08m (at widest))

#### First floor landing

#### Lounge

22'11 x 11'4 (6.99m x 3.45m)

#### Bedroom three

14'0 x 13'4 (at widest) (4.27m x 4.06m (at widest))

#### Family bathroom

9'8 x 7'0 (2.95m x 2.13m)

#### Bedroom four

13'9 x 10'3 (at widest) (4.19m x 3.12m (at widest))

#### Bedroom five

11'3 x 9'3 (3.43m x 2.82m)

#### Second floor landing

#### Master bedroom

14'1 x 10'6 (4.29m x 3.20m)

#### Dressing room

7'0 x 5'9 (2.13m x 1.75m)

#### En-suite

7'0 x 7'0 (2.13m x 2.13m)

#### Bedroom two

14'0 x 9'10 (4.27m x 3.00m)

#### Roof terrace

31'9 x 11'4 (9.68m x 3.45m)

#### Integral garage

22'10 x 11'6 (6.96m x 3.51m)

#### Rear garden

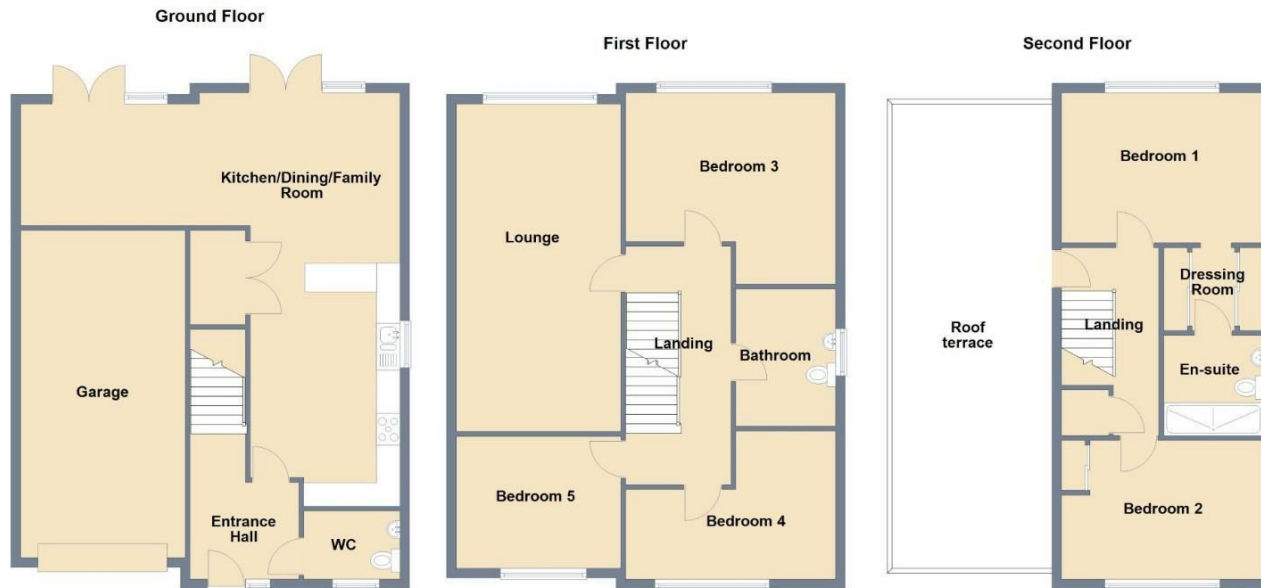
34'6 x 32'8 (10.52m x 9.96m)

**Tenure: FREEHOLD**

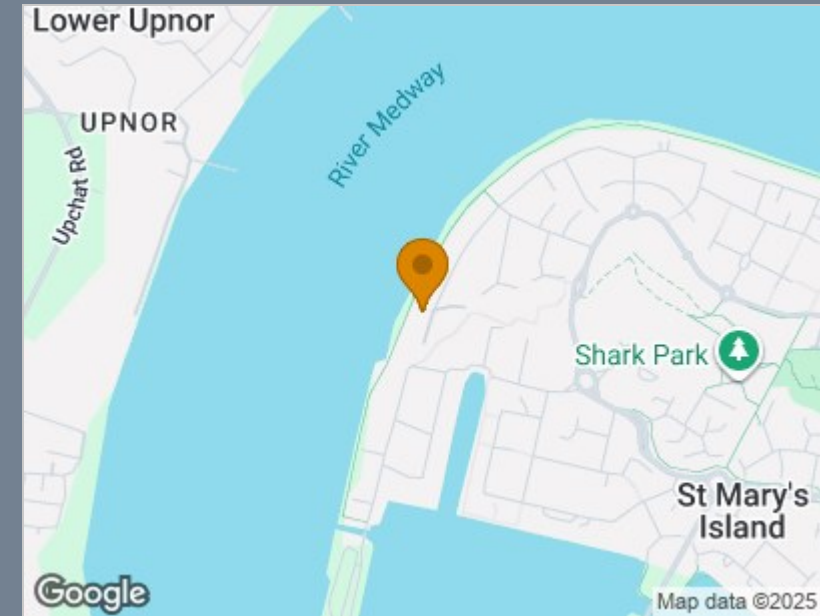
**Council Tax: Band F**







Total area: approx. 207.3 sq. metres (2231.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>91</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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