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 **HARRISONS
REEVE**



50 Clandon Road

• Chatham

Price: £1,500 Per Month



50, Clandon Road, , ME5 8YB
£1,500 Per Month

- 2 BEDROOM END TERRACE HOUSE WITH SALON/OFFICE ANNEX
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR NUMEROUS CARS
- RENT £1,500PCM, SECURITY DEPOSIT £1,730, TENANT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT
- RECENTLY RENOVATED AND RE-DECORATED, INCLUDING NEW KITCHEN & BATHROOM
- LANDSCAPED REAR GARDEN OF APPROX. 30' IN DEPTH
- AVAILABLE WITH IMMEDIATE EFFECT
- LET UNFURNISHED
- EPC RATING "C" MEDWAY COUNCIL TAX BAND "C"

RENT £1,500PCM, SECURITY DEPOSIT £1,730 TENANT HOLDING DEPOSIT EQUAL TO ONE WEEK'S RENT

Nestled on the charming Clandon Road in Lordswood, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area and adds significant value to the home.

With its appealing layout and practical amenities, this end-terrace house is not only a lovely place to live but also offers the potential for personalisation to suit your tastes. The location on Clandon Road is well-connected, providing easy access to local shops, schools, and transport links, making it an ideal choice for those who appreciate both comfort and convenience.

This property is a wonderful opportunity to create lasting memories in a welcoming community. Do not miss the chance to make this charming house your new home.

Porch

Frosted double glazed entrance door, stair case to first floor, radiator.

Lounge

13'9" x 11'0" (4.2m x 3.37m)

Double glazed window to front, radiator. Under stairs storage cupboard.

Kitchen/Diner

14'2" x 8'1" (4.34m x 2.48m)

Double glazed French doors to rear garden and double glazed window to rear. Modern fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven with gas hob and extractor fan over. Inset stainless steel sink unit with side drainer and mixer tap. Space and plumbing for washing machine. Radiator.

Landing

Built in airing cupboard housing boiler.

Bedroom 1

11'4" x 11'3" (3.47m x 3.44m)

Double glazed window to front, radiator, built in double wardrobe.

Bedroom 2

10'9" x 7'5" (3.30m x 2.28m)

Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to rear. White suite comprising panelled bath with electric shower over, low level WC and vanity unit with inset sink unit. Chrome heated towel rail.

Salon/Office

16'4" x 11'5" (4.98m x 3.50)

Double glazed window to front. Electric panel heater. Double glazed doors to front and rear.

Exterior

Rear Garden

Approx. 30' in depth laid to artificial lawn and paved patio areas. Fenced to boundaries, rear pedestrian access.

Frontage

Driveway providing off road parking for several cars.

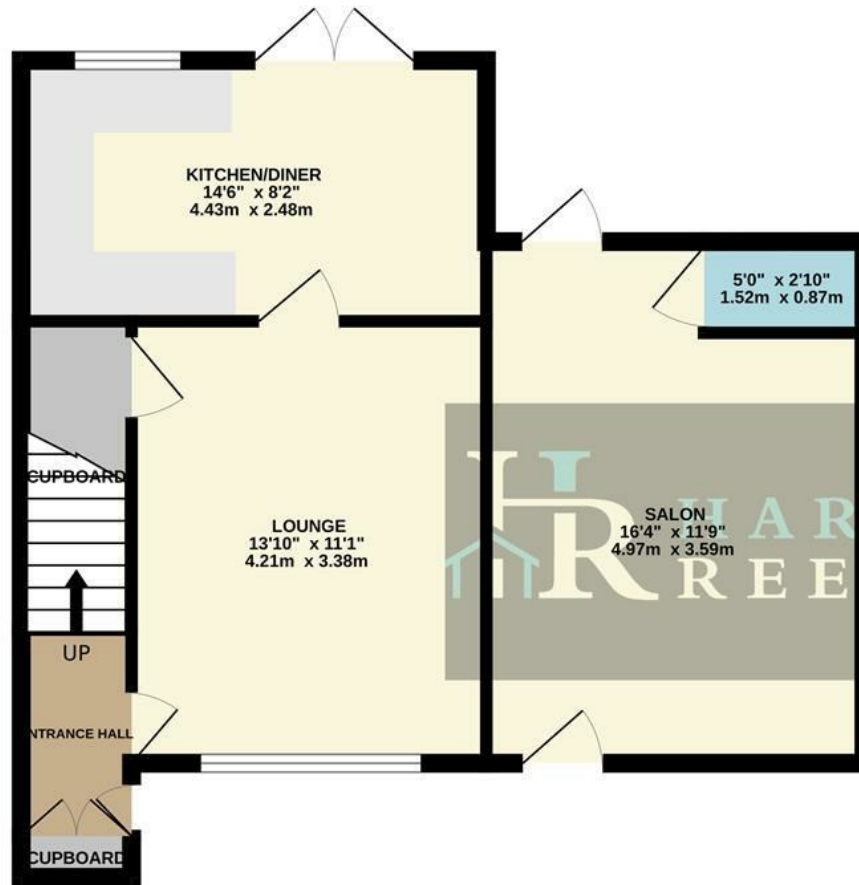


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
England & Wales		
EU Directive 2002/91/EC		

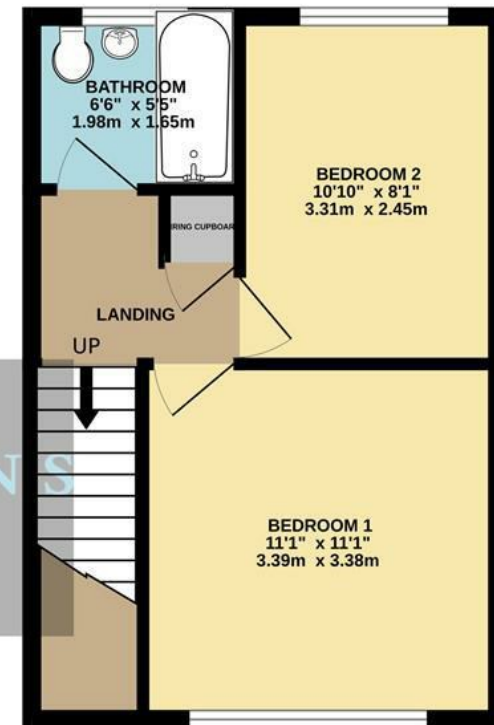
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



NOT TO SCALE - FOR ILLUSTRATION ONLY

TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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