



**Lansdowne Road**  
Chatham | ME4 6LJ



# Lansdowne Road , Chatham, ME4 6LJ

Welcome to this Spacious Two-Bedroom Home in Lansdowne Road, with the added advantage of no onward chain and situated in a highly sought-after residential area in Chatham, this property presents an excellent opportunity for prospective buyers.

The home features a well-designed internal layout, including a spacious lounge and a separate dining area, perfect for entertaining guests or enjoying family meals. The fitted kitchen and additional lean-to provide practical and versatile spaces on the ground floor.

Upstairs, you will find two generously sized double bedrooms and a separate family bathroom. Externally, the property boasts a good size garden to the rear, with paved areas and mature shrubs.

To explore this charming home and see all it has to offer, please contact us to book your viewing.

Offers Over £240,000



## Entrance Hall

## Lounge

10'8 x 10'0 (3.25m x 3.05m)

## Dining Room

13'2 x 9'6 (4.01m x 2.90m)

## Kitchen

9'5 x 5'4 (2.87m x 1.63m)

## Lean To

9'6 x 6'11 (2.90m x 2.11m)

## Bedroom

13'2 x 10'7 (4.01m x 3.23m)

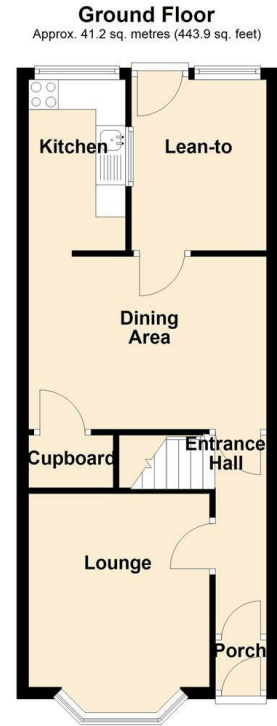
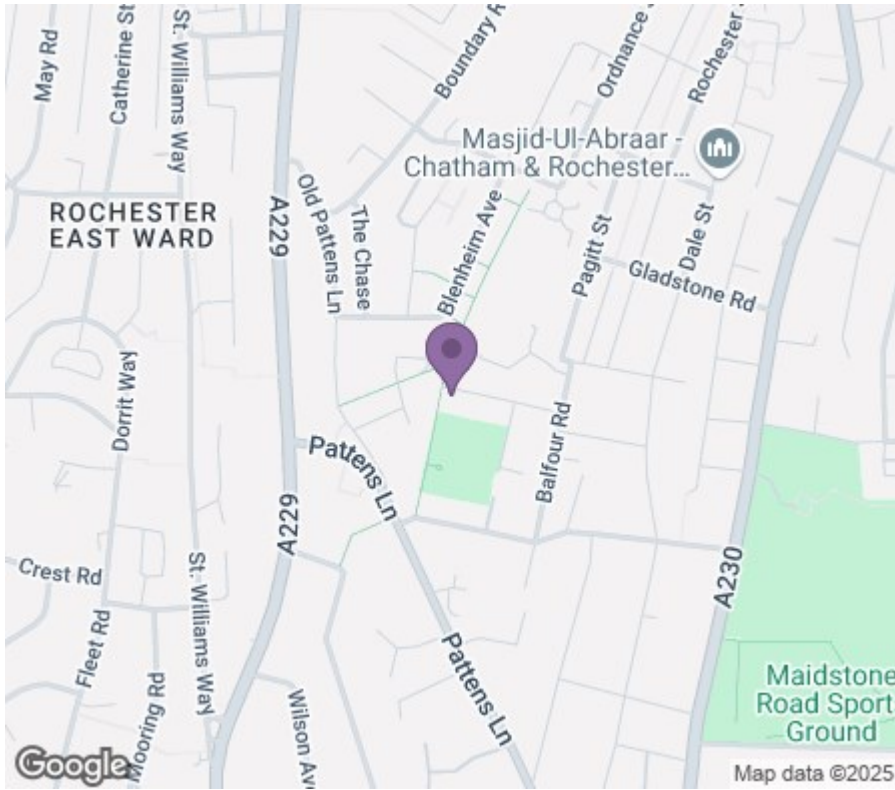
## Bedroom

10'3 x 9'7 (3.12m x 2.92m)

## Shower Room

9'2 x 5'4 (2.79m x 1.63m)





Total area: approx. 74.9 sq. metres (806.1 sq. feet)



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.