



50 Lansdowne Road

Chatham, ME4 6LJ

GREENLEAF PROPERTY SERVICES are delighted to introduce this simply stunning bay-fronted semi-detached house to the market, in a quiet and peaceful cul-de-sac location on the Chatham/Rochester borders. Available with NO ONWARD CHAIN and boasting a new bespoke kitchen, modern shower room with high quality fixtures and fittings, three good size bedrooms, exposed floorboards and original character features. With tasteful modern decor throughout, this beautifully presented property really does need to be seen to fully appreciate the thought, care, and attention to detail that has gone into creating this stylish family home. Further benefits include a Victorian tiled hallway, striking aluminium Heritage French doors and windows leading out to the good size patio, and newly laid lawned garden, impressive feature fireplace in the lounge, Intu fitted blinds, Hive heating and alarm. There is potential to further extend to the rear and into the loft, subject to the new owners wishes, and usual permissions. Interest is sure to be strong in this beautifully presented property originally built in 1910, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Storm porch into hallway giving access to the lounge, and kitchen/diner out to patio and garden; The upstairs landing gives access to three good size bedrooms, and the impressive shower room.

Located within walking distance of highly regarded local schools and the local recreation ground. Both nearby Chatham and Rochester stations offer a fast train service to London St Pancras, whilst all A2/M2/ M20 road links are a short drive away. Both Chatham and historic Rochester high streets provide a wealth of dining, shopping and leisure amenities, with Bluewater Shopping Centre providing a further extensive selection within a 20-minute drive.

Price Guide £395,000

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- IMPRESSIVE BAY-FRONTED SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN
- READY TO MOVE INTO AND ENJOY
- GOOD SIZE PATIO AND NEWLY LAID LAWN GARDEN
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- THREE BEDROOMS AND OFF ROAD PARKING FOR TWO CARS WITH EVC POINT
- EXPOSED FLOORBOARDS AND TASTEFUL MODERN DECORATION THROUGHOUT
- WALK TO LOCAL SCHOOLS AND RECREATION GROUND
- STUNNING NEW BESPOKE KITCHEN-DINER AND SHOWER ROOM
- HIGH-QUALITY FIXTURES AND FITTINGS
- CLOSE TO TOWN, ALL A2/M2/M20 ROAD LINKS AND STATIONS WITH FAST TRAINS TO LONDON

Hallway

14'9" x 5'10" (4.5m x 1.8m)

Lovely entrance into this exceptional property, with stylish Victorian tiled flooring and column radiator. Tasteful neutral decor with picture rails, under-stairs cupboard housing recently new consumer box, solid oak doors provide access to lounge to front, and kitchen/diner to rear.

Lounge

15'1" x 10'9" (4.6m x 3.3m)

Spacious bay-fronted room with INTU fitted blinds to double glazed windows, exposed floorboards, column radiator, stylish marble fireplace and gas fire, picture rails, feature light, and tasteful neutral decor.

Kitchen/Diner

16'4" x 12'9" (5.0m x 3.9m)

Stunning newly installed kitchen/diner, with bespoke contrasting cupboards, quartz worktops and splashbacks, striking white tiled flooring, feature lights and column radiator. Beautiful aluminium Heritage French patio doors to rear offering lots of natural light and a truly impressive feel to this room. Integrated Bosch fridge freezer and dishwasher, built-in AEG oven and microwave, and vented induction hob. Compact "utility area" with space for a separate washing machine and dryer.

Landing

8'4" x 6'0" (2.55m x 1.85m)

Spacious landing with exposed floorboards and neutral decor, access to

shower room, three bedrooms and loft.

(The loft is of a good size, partially boarded and double insulated and offers potential for further accommodation subject to new owners wishes and usual permissions). Solid oak doors provide access to all rooms.

Bedroom One

12'7" x 10'5" (3.85m x 3.2m)

Good size double bedroom with exposed floorboards, double glazed windows to front with INTU fitted blinds, picture rails, column radiator, and original feature fireplace with tiled surround.

Bedroom Two

12'11" x 10'5" (3.95m x 3.2m)

Another good size double bedroom with exposed floorboards and picture rails, column radiator, original fitted wardrobes (one housing the recently installed Valiant boiler), original fireplace and surround, double glazed window to rear with pleasant garden views.

Bedroom Three

9'0" x 5'10" (2.75m x 1.8m)

Good size single bedroom with double glazed window to front, column radiator, exposed floorboards, feature light.

Bathroom

8'0" x 5'10" (2.45m x 1.8m)

Very impressive shower room with white suite consisting of large walk-in shower, WC and basin, beautiful neutral wall and floor tiles, vertical radiator, downlights and double glazed window to rear.

Garden

With two useful storage cupboards, storage shed, and plenty of space for further outbuildings, good size (18m), newly turfed garden and large paved patio area. A walled and private peaceful space for all the family.

Off Road Parking

Block paved off road parking for two cars, with OHME electric vehicle charging point.

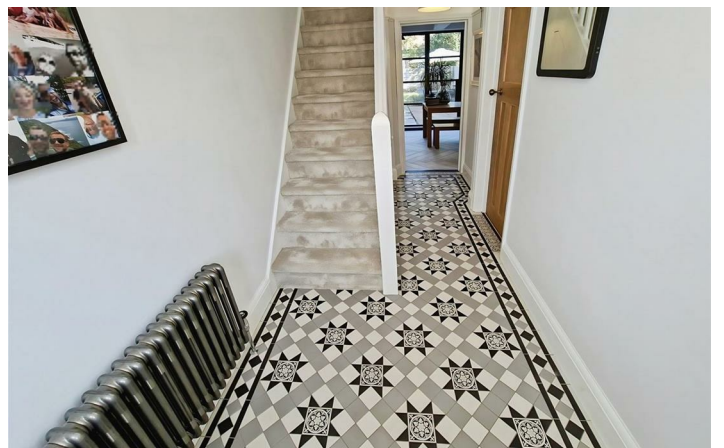
Agents Note 1

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note 2

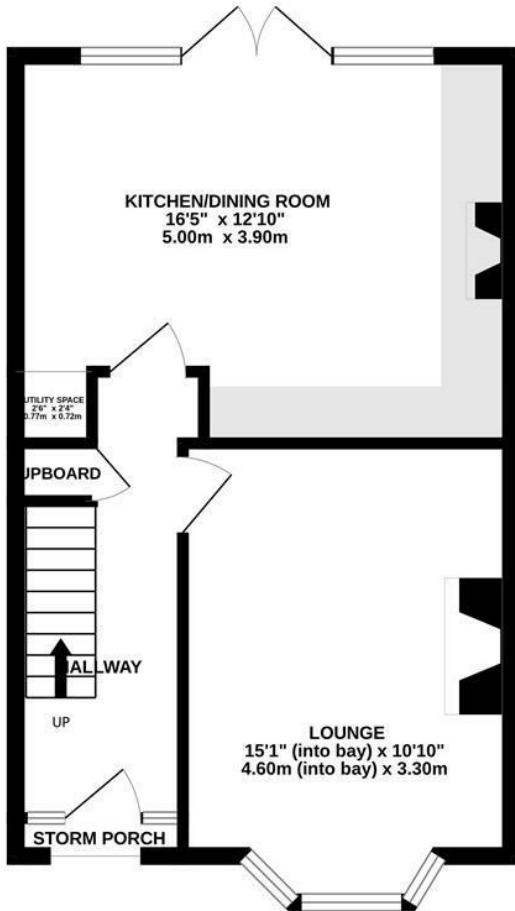
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Tel: 01634730672

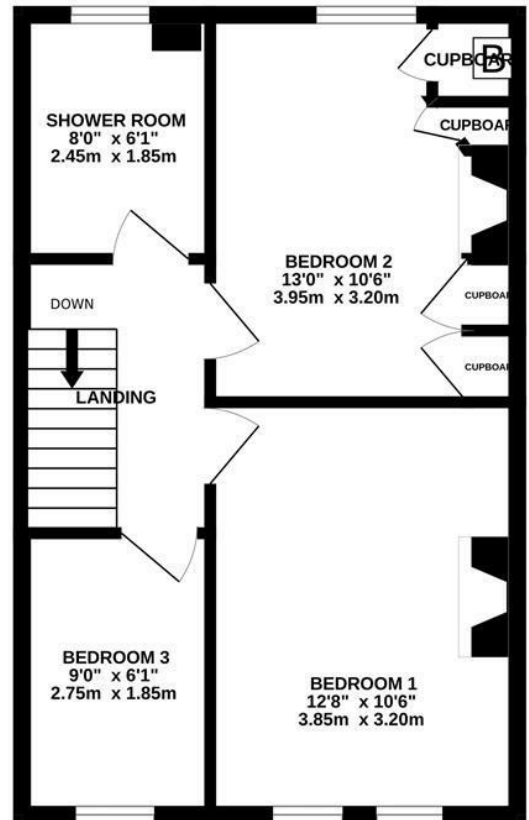




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

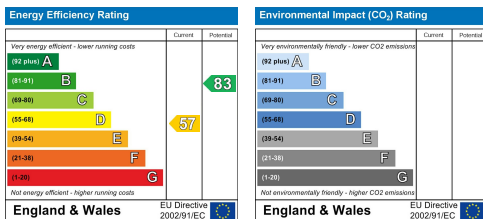


1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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