

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nchecom 2026. REF: 1415028



Approximate Area = 664 sq ft / 61.6 sq m
For identification only - Not to scale

Clandon Road, Chatham, ME5

44 Clandon Road, Chatham, Kent, ME5 8YB

ASKING PRICE: £275,000
EPC RATING: C





A Charming Chain-Free Two-Bedroom Home in a Popular ME5 Location
 Situated in the ever-popular Clandon Road, Chatham (ME5), this delightful chain-free two-bedroom home offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-connected and family-friendly neighbourhood.

The ground floor features a spacious living room filled with natural light, leading through to a well-proportioned kitchen/dining room overlooking the garden. French-style doors open onto a generous 32' x 15' rear garden, providing the perfect space for outdoor dining, play areas, or gardening enthusiasts.

Upstairs, the property offers two comfortable bedrooms, including a bright and airy primary bedroom with ample floor space. A well-designed family bathroom completes the first floor.

This home benefits from no onward chain, ensuring a smooth and straightforward purchase for motivated buyers.

The area is highly sought-after thanks to its blend of convenience and community feel. Residents enjoy:

- Excellent transport links, with quick access to the M2/M20 and easy routes to Bluewater, Maidstone, and London.
- Close proximity to Walderslade Village, offering shops, cafés, medical services, and everyday essentials.
- A selection of well-regarded schools in the surrounding area, making it ideal for families.
- Nearby green spaces including Capstone Farm Country Park, offering walking trails, cycle routes, and woodland adventures.
- Convenient access to Chatham Town Centre, Dockside Outlet, and Medway Hospital.

Perfectly positioned and ready for its next chapter, this well-designed property offers comfortable living, practical layout, and an attractive location—all without the complexity of an onward chain.

Freehold
 EPC: C
 Council Tax: C
 Full Fibre Broadband Expected Next Year



- CHAIN FREE
- OPEN PLAN LAYOUT
- TWO DOUBLE BEDROOMS

- FAMILY BATHROOM
- EXCELLENT TRANSPORT LINKS
- WITHIN CLOSE PROXIMITY OF WELL REGARDED SCHOOLS

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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