



## Yester Road Chislehurst BR7 5LT

**Asking Price £1,075,000**  
**Freehold**



- Detached house
- Four bedrooms
- Three receptions
- Approx 50' South facing garden
- Chain free
- Council Tax Band G



**NO ONWARD CHAIN.** This three reception room, four bedroom family home (master bedroom enjoying ensuite facilities) is ideally located for all local facilities and within a few minutes walk of Bullers Wood School. Amongst the property's many features is its 50' x 45' due South facing garden, ideal for sun worshipers and its 18'7 x 7'2 double garage to the front. This property is sure to attract much interest and as such your early viewing comes highly recommended.

### **FRONT**

Lawn front garden and driveway parking leading up to security door with access into:

### **PORCH**

Double glazed window to front. Parquet flooring and part glazed front door leading into:

### **HALLWAY**

15'9" x 10'1" (4.8 x 3.07)

Double size cloaks cupboard. Original parquet flooring and double radiator.

### **RECEPTION ONE**

25'8" x 15'0" (7.82 x 4.57)

Dual aspect with double glazed windows set in sweeping bay to side plus double glazed French doors and windows overlooking the secluded South facing rear garden. original parquet flooring and two double radiator's.

### **DINING ROOM**

13'0" x 10'4" (3.96 x 3.15)

Glazed double doors from both the hallway and main reception room. Double glazed windows set in sweeping bay overlooking the secluded South facing rear garden. Original parquet flooring and double radiator.

### **RECEPTION THREE**

8'5" x 8'5" (2.57 x 2.57)

Double glazed windows to side. Original parquet flooring and single radiator.

### **CLOAKROOM**

Mottled double glazed windows to side. Two piece suite comprising vanity wash hand basin and low level WC.

### **KITCHEN**

13'9" x 8'4" (4.19 x 2.54)

Dual aspect with double glazed doors to side plus double glazed windows overlooking the secluded South facing rear garden. Fitted wall and base units finished in white with complementing work surfaces. Double drainer double bowl sink unit with mixer taps and plumbing for washing. Space for upright fridge freezer and gas cooker. Single radiator and partial tiling to walls.

### **STAIRS TO FIRST FLOOR**

### **LANDING**

Double glazed windows to front. Access to loft.

### **BEDROOM ONE**

13'1" x 12'1" (3.99 x 3.68)

Double glazed windows overlooking the secluded South facing rear garden. Extensive range of fitted wardrobes and a single radiator.

### **ENSUITE**

Mottled double glazed windows to rear. Coloured four piece suite comprising bath with mixer taps and hand held shower attachment. Pedestal wash hand basin, bidet and low level WC. Single radiator and fully tiled walls.

### **BEDROOM TWO**

12'0" x 12'0" (3.66 x 3.66)

Double glazed windows overlooking the secluded South facing rear garden. Single radiator.

### **BEDROOM THREE**

12'1" x 10'8" (3.68 x 3.25)

Double glazed windows to side. Extensive range of fitted wardrobes. Single radiator.

### **BEDROOM FOUR**

11'9" x 8'5" (3.58 x 2.57)

Double glazed windows to front. Single radiator.

### **BATHROOM**

Mottled double glazed window to side. This larger than average bathroom has a three piece coloured suite comprising bath with mixer taps and shower attachment. Pedestal wash hand basin and low level WC. Airing cupboard, chrome towel rail, single radiator and fully tiled walls.

## GARDEN

50'0" x 45'0" (15.24 x 13.72)

Due South facing garden which enjoys a high level of seclusion. Patio area, side access and outside tap

## INTEGRAL DOUBLE GARAGE

18'7" x 17'2" (5.66 x 5.23)

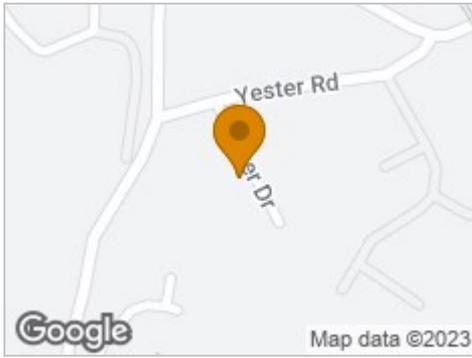
Double glazed door to side plus door leading into hallway. Floor mounted Potterton boiler.

## DIRECTIONS

From BR5 1NA, Station Square, turn left to stay on Station Square & at the roundabout, continue straight onto Woodland Way. Turn right onto Towncourt Crescent, right onto Birchwood Road, then left onto Chislehurst Rd. Take the left onto Willow Grove and continue onto Yester Park. Keep left to continue on Yester Road the left onto Yester Road.



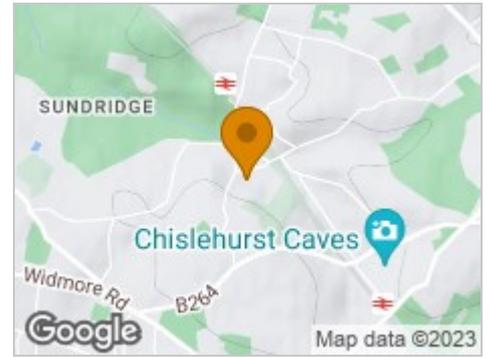
## Road Map



## Hybrid Map



## Terrain Map



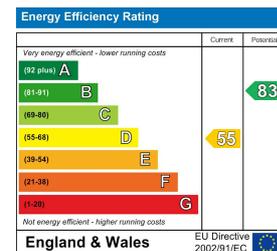
## Floor Plan



## Viewing

Please contact our Petts Wood Office on 01689 819991 or [pettswood@edmund.co.uk](mailto:pettswood@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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