



Chislehurst BR7  
£1,050,000

**jdm**  
ESTATE AGENTS

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**Description:**

Just under 0.5 of a mile from Elmstead Woods station, is this beautifully presented four bedroom detached house, coming onto the market for the first time in 30 years.

This home has been lovingly cared for and presented to a high specification mixing old with new and now offering lots of features. There is solid wood flooring in a stylish dining room which opens to the lounge where there is an inglenook fireplace and doors leading to the terrace and landscaped garden beyond. A kitchen/breakfast room with utility room off is very well fitted and there is a downstairs w.c as well.

To the first floor there is a master bedroom overlooking the gardens with a Juliette balcony and fitted wardrobes hiding a good size shower cubicle and a second bedroom with bespoke fitted wardrobes. A further two bedrooms - one being used as another TV room, but also has a good size wardrobe and has double aspect windows, with light flooding in. There is a stunning bathroom with freestanding egg shaped bath and a large double sized walk in shower unit, wash hand basin set in vanity unit with mirror above.

Outside to the rear there is a private beautifully landscaped garden with a sunny terrace straight off the house and a further decked patio. To the front of the house is the light brick paved driveway leading to the garage and further landscaping, This house has a lovely feel and is convenient for both the station and High Street. Viewing is highly recommended.



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**Directions:** From the High Street turn into Willow Grove and proceed along until the road bends and changes name to Yester Road. The property can then be found on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** G £2,208.57

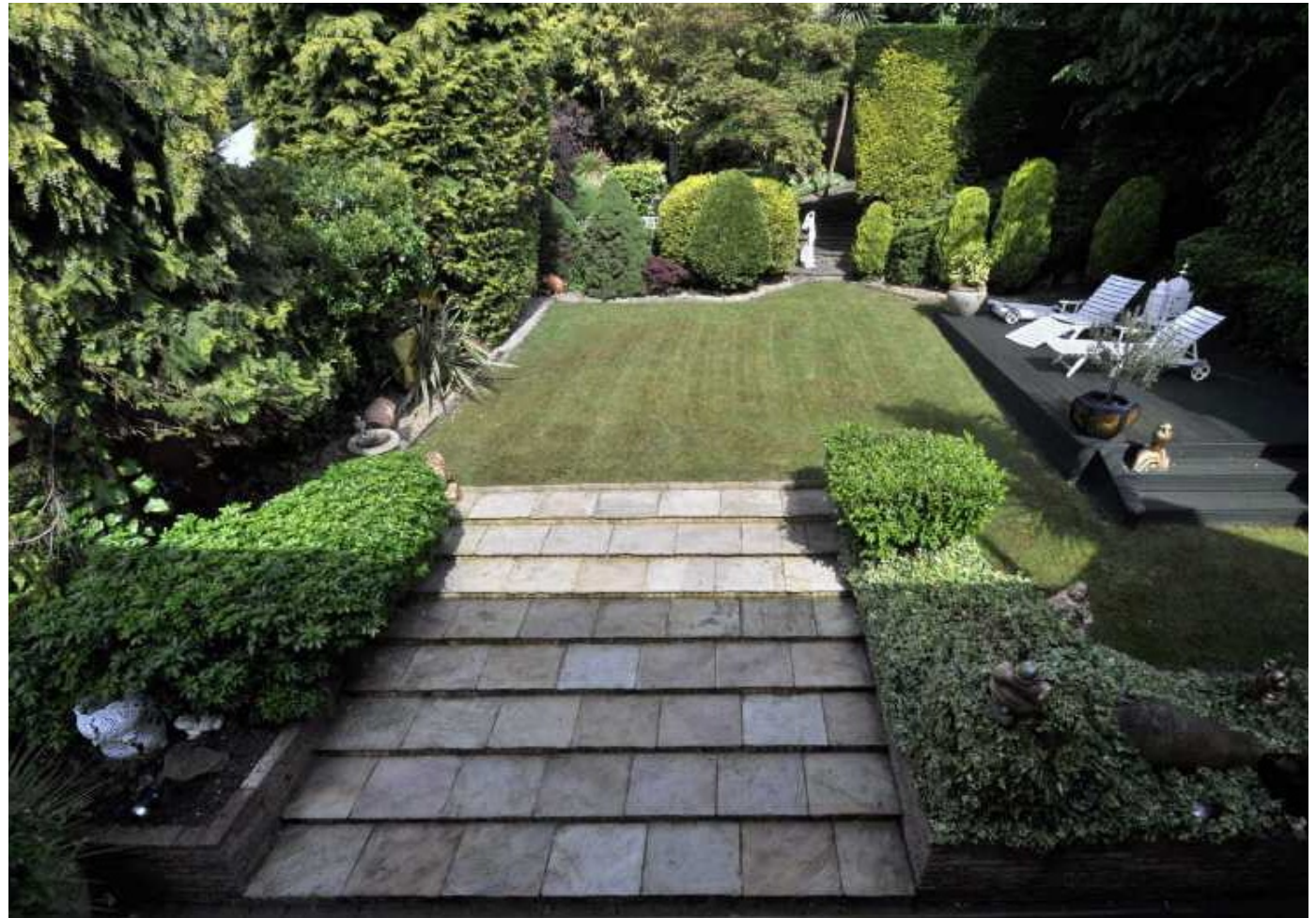
**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Entrance Hall	
Cloakroom	
Lounge	16'4 x 12'2
Lounge 2	14'6 x 12'2
Kitchen/Breakfast Room	18'6 max x 12'
Utility Room	10' x 5'6
First Floor Landing	
Master Bedroom	16'3 x 11'10
Shower Area	
Bedroom 2	14'6 x 11'10 max
Bedroom 3	13'5 x 8'4
Bedroom 4	12'7 x 8'10
Bedroom 5	9'4 x 9'
Bathroom	
Outside	
Garage	15'7 x 8'1
Garden	74'2 x 44'9



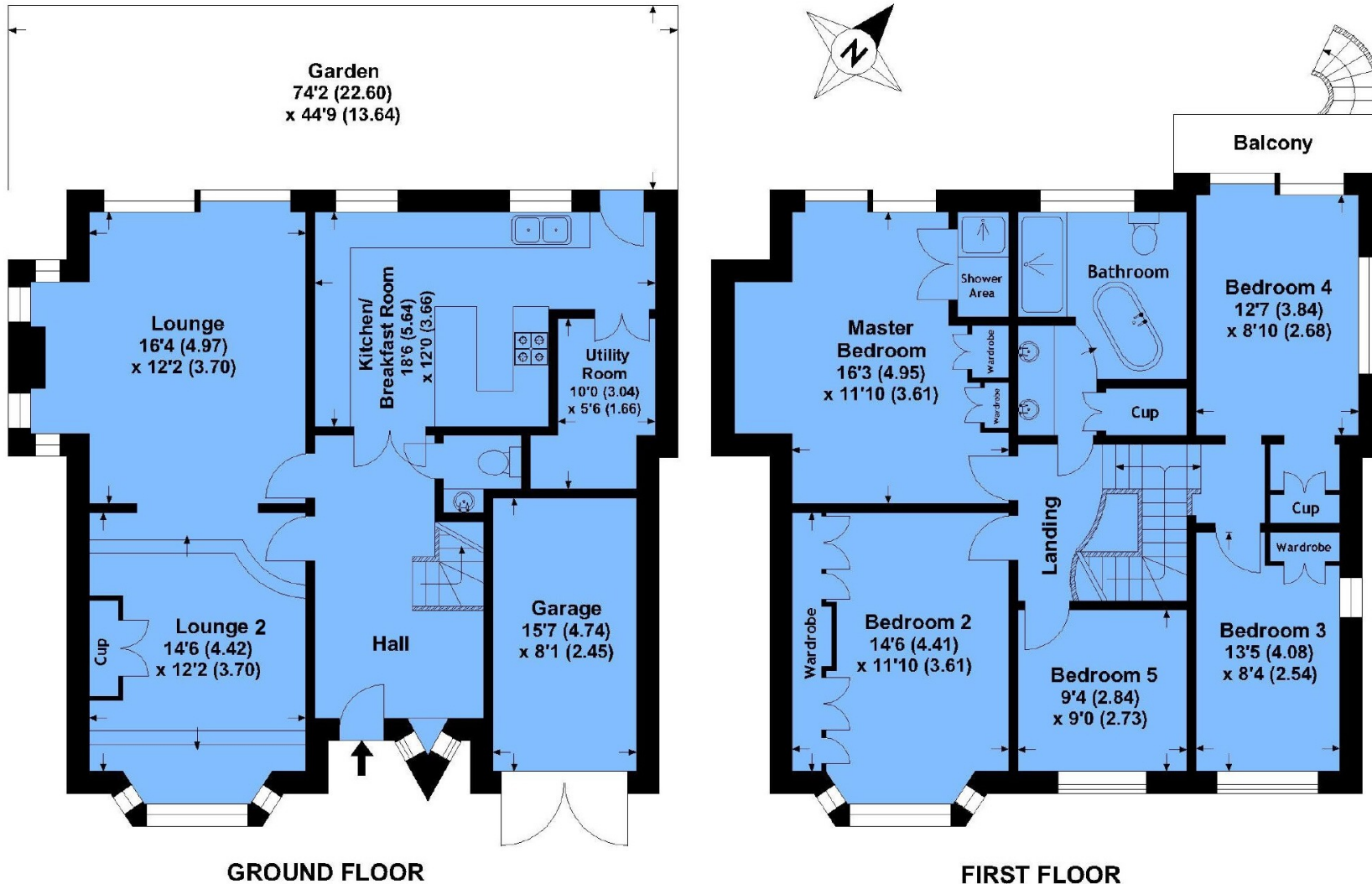
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
			76			71	
		25				23	

Please contact the branch for a complete copy of the EPC document



# Yester Road

APPROX. GROSS INTERNAL FLOOR AREA 2030.82 SQFT / 188.67 SQM.INC GARAGE.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Chislehurst**

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