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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.



Wychling
APPROX. GROSS INTERNAL FLOOR AREA 2811.30 SQFT / 261.17 SQM



Wychling, Yester Park, Chislehurst, Kent, BR7 5DQ
£1,650,000

Description:

Situated in this popular exclusive gated road three quarters of a mile from Elmstead Woods station and Chislehurst village centre we find this attractive family home.

Benefitting from a side and rear extension the accommodation is both capacious and modern with features such as a large open plan lounge, family room and a kitchen fitted with a range of modern wall and base units with granite work tops and some integral appliances. The light and airy feel of the house is further enhanced by the two conservatories which give views and access to the well kept and secluded rear garden.

To the first floor are five bedrooms of generous proportions and two modern bathrooms fitted with white suites. There is further potential for extension as planning permission has been granted for the loft to be converted.

The house enjoys a slightly elevated position affording panoramic views over the surrounding area. The driveway provides ample off street parking and has been laid with compressed shingle and inset spot lighting. The garden is a delight being of good size and mainly laid to lawn.

This fabulous family home is in an excellent location and should be viewed at your earliest convenience to avoid disappointment.



Directions: From Chislehurst High Street turn into Willow Grove which becomes Yester Road. Yester park is along on the right hand side just before the hill.

Tenure: Freehold

Council Tax Band: G £2,208.57

Local Authority: London Borough of Bromley

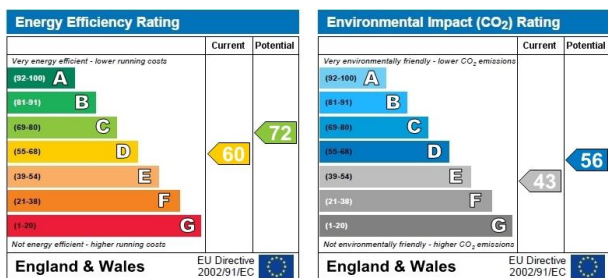


Room Dimensions:

Entrance Lobby	
Entrance Hall	
Study	11'9 x 7'5
Lounge	15'6 x 13'
Inner Hallway	
Kitchen/Breakfast Room	11'9 x 14'3
Family Area	15'8 x 13'
Conservatory	16'3 x 13'3
Games Room	26'10 x 13' max
Cloakroom	
Utility Room	10'8 x 8'2
First Floor Landing	
Bedroom 1	17' x 13'
Bedroom 2	15'8 x 13'
Bedroom 3	22'5 x 8'
Ensuite Shower Room	
Bedroom 4	16'6 x 9'4 max
Bedroom 5	12' max x 8'11
Bathroom	
Outside	
Garden	129'8 x 50'8



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

