



**£1,400,000**

**Yester Drive**

Chislehurst, BR7 5LR

## PROPERTY SUMMARY

Ideally situated approximately 0.3 miles from Elmstead Woods Station and 0.8 miles from Chislehurst Station, the property also benefits from close proximity to highly regarded local schools, including Bullers Wood School.

The ground floor comprises a welcoming entrance hallway, a generous fourth bedroom and a family bathroom. A standout feature is the substantial 45ft+ double garage, providing excellent storage or exciting potential for conversion into additional living accommodation, a home gym, office or annexe, subject to the necessary planning consents.

The first floor offers bright and spacious living accommodation, including a modern kitchen/dining room and an impressive living/dining room complete with a bar area and sliding doors opening onto the rear garden, creating an ideal space for entertaining. There are also three well-proportioned double bedrooms and a contemporary family bathroom.

Externally, the property enjoys a beautifully landscaped rear garden extending to approximately 176ft. Designed with both relaxation and entertaining in mind, the garden features a swimming pool, a generous patio seating area and an attractive mature lawn with established

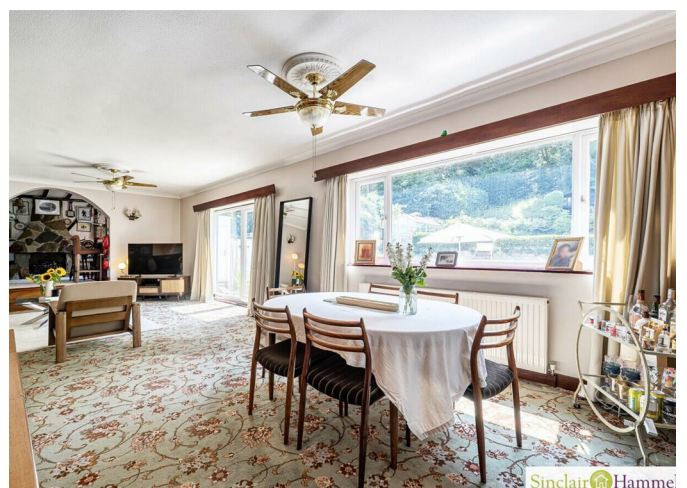
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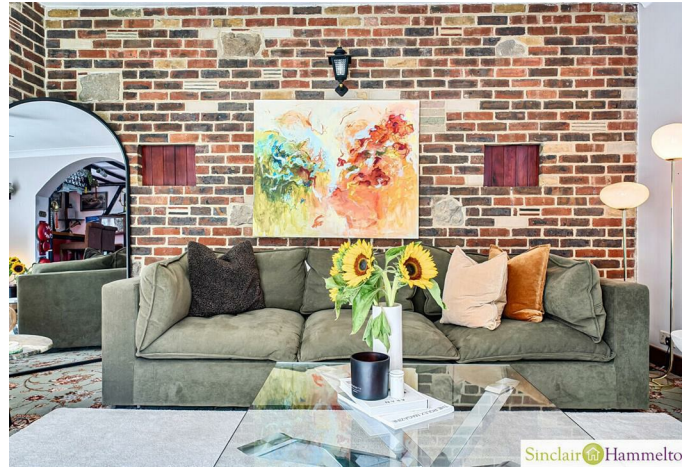
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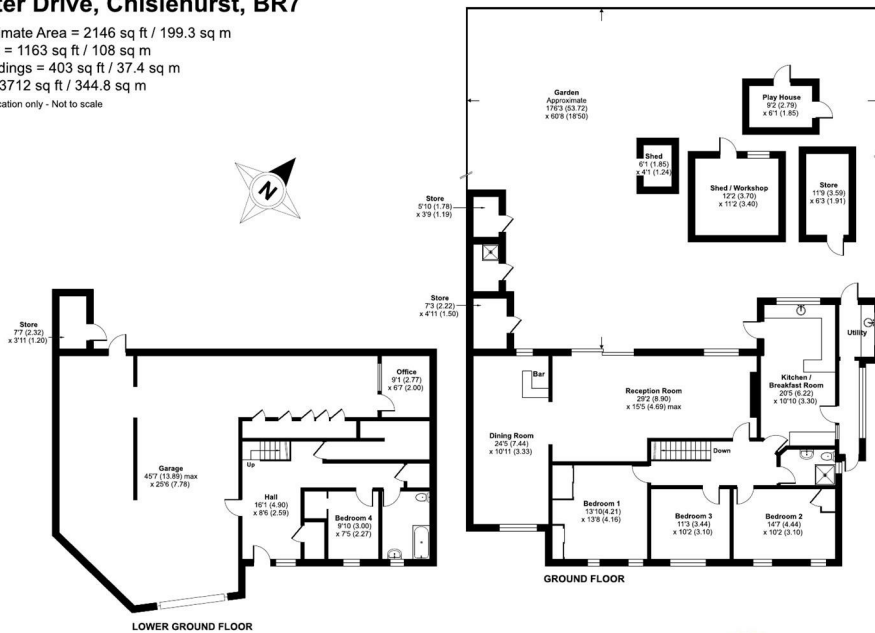




## Yester Drive, Chislehurst, BR7

Approximate Area = 2146 sq ft / 199.3 sq m  
 Garage = 1163 sq ft / 108 sq m  
 Outbuildings = 403 sq ft / 37.4 sq m  
 Total = 3712 sq ft / 344.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Withers & Curling. REF: 1484821

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: D COUNCIL TAX BAND: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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### OFFICE DETAILS

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