

 $\label{eq:total} \begin{array}{l} Total \ Area: \ 157.1 \ m^2 \ \dots \ 1691 \ ft^2 \\ \mbox{All measurements are approximate and for display purposes only} \end{array}$ 



## Yew Tree Drive, Bovingdon

## £735,000

A rare opportunity to acquire a five bedroom detached home located in a popular cul de sac of the Chipperfield Road within a short walk to the village high street. The property has a south facing rear garden and a driveway and garage creating off road parking for two cars. The accommodation comprises of four reception rooms, a kitchen breakfast room, utility room, integrated garage, downstairs WC, on the first floor there are five bedrooms a family bathroom and a WC which was formerly a shower room.

#### **Ground Floor**

#### Entrance Hall

Stairs leading to first floor, doors leading to

#### WC/ Cloakroom

Close coupled WC, corner wash hand basin, tiled splash backs, radiator, tiled flooring.

#### **Reception Room One**

Currently being used as a dining room, laminate wood flooring, window to front, under stairs storage cupboard, French doors leading to

#### Sitting Room

With two sliding patio doors leading to the conservatory room, door leading to kitchen and door leading to study/ playroom.

#### Study/Playroom

Window overlooking the front, radiator, wood laminate flooring.

#### Conservatory

Vaulted glass panelled ceiling glazed gable, tiled flooring, radiator and French doors leading to the rear garden.

#### Kitchen

A range of wall and base units in white with marble effect work surfaces, 1.5 bowl stainless steel sink, space for oven, space for upright fridge freezer, window overlooking the rear garden.

#### **Utility Room**

Door leading to the rear garden, a range of wall and base units in white with granite effect work surfaces, stainless steel sink, plumbing for washing machine and tumble dryer.

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