

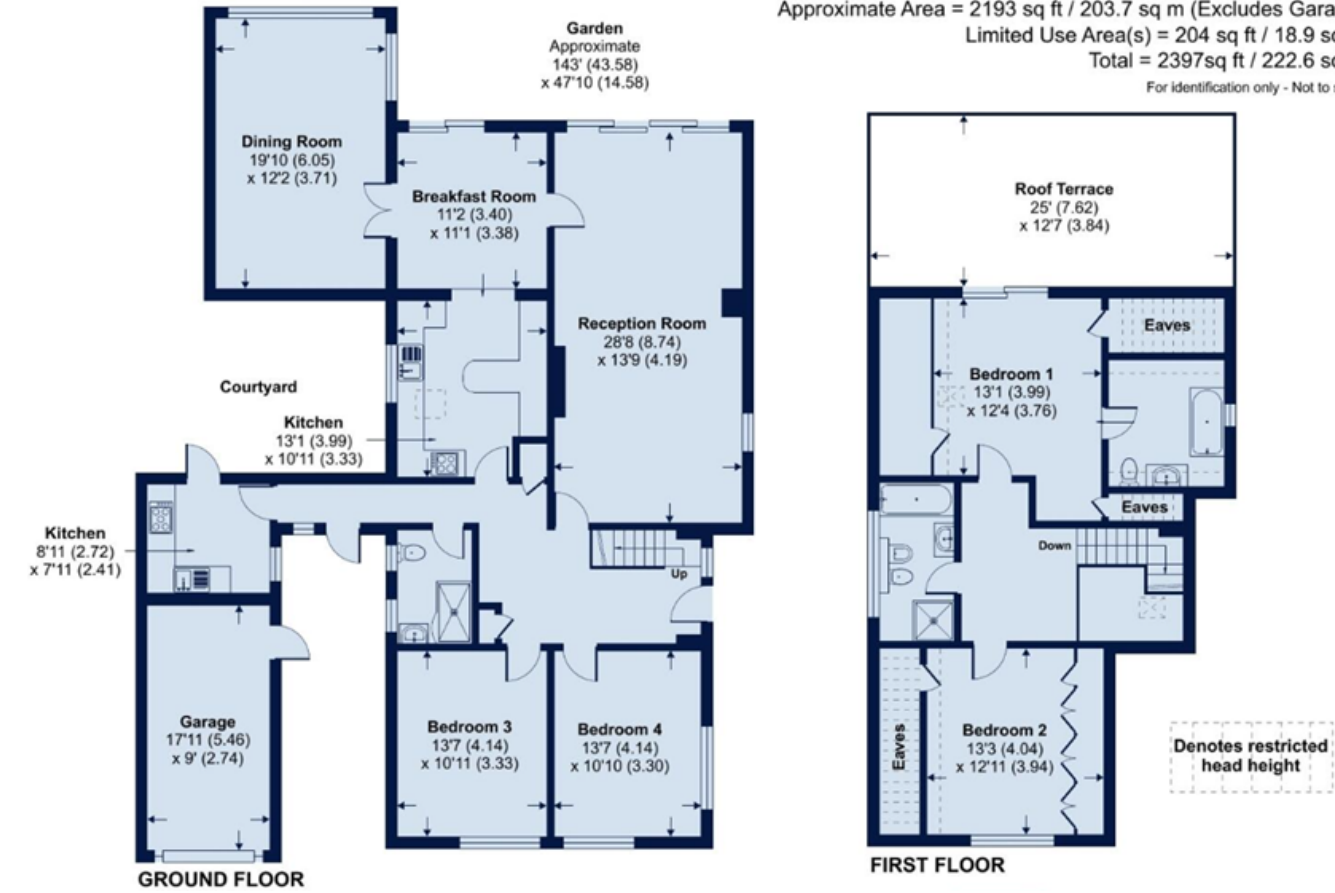


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Leesons Hill, Chislehurst, BR7

Approximate Area = 2193 sq ft / 203.7 sq m (Excludes Garage)
Limited Use Area(s) = 204 sq ft / 18.9 sq m
Total = 2397sq ft / 222.6 sq m
For identification only - Not to scale



Viewing by appointment with our Petts Wood Office - 01689 606666

188 Leesons Hill, Chislehurst, Kent, BR7 6QL

Guide Price £1,250,000 Freehold

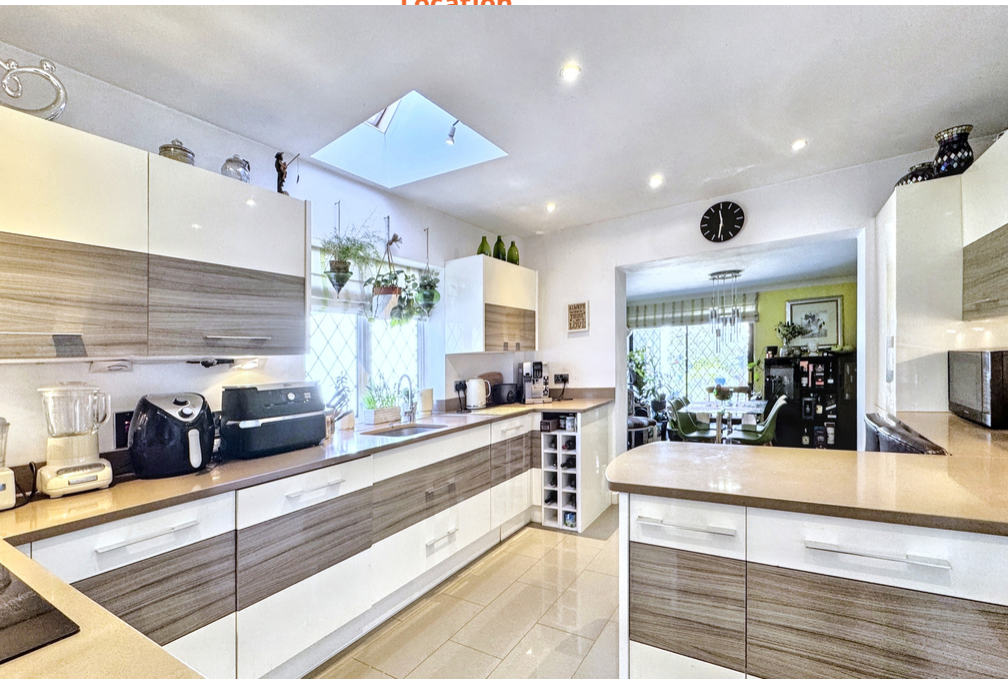
- Deceptively Spacious
- Versatile Space
- Four Receptions
- Three Bathrooms
- Dormer Bungalow
- Four Double Bedrooms
- Gated Frontage
- Large Plot Size



188 Leeson Hill, Chislehurst, Kent, BR7 6QL

This deceptively spacious dormer bungalow offers versatile accommodation arranged over two levels and to fully appreciate the space on offer, interior viewing comes highly recommended. Set back off Leeson Hill, the property is situated within a short drive of Petts Wood and Chislehurst amenities. Nugent Shopping Park for a great selection of out of town high street stores, nearby transport links, schools and National Trust woodland are all within close walking distance too. The flexible accommodation briefly comprises four double bedrooms, an en-suite bathroom, four reception rooms, open plan fitted kitchen, separate utility room/ preparation kitchen, galleried entrance hall and landing, ground floor shower room serving two bedrooms and upstairs family bathroom. Outside you will note a deep frontage, gated driveway with electric gates, side access with gates, an impressive rear garden laid to lawn, roof terrace off the main bedroom, deep elevation not seen from the road and secluded courtyard off the utility area. Features to note include CHAIN FREE availability, double glazed character windows and security system, to name a few. Exclusive to PROCTORS.

Location



Ground Floor

Entrance Hall

4.92m x 2.75m (16' 2" x 9' 0") Entrance door and window to side, impressive galleried staircase and landing, built-in meter cupboard, louvred cupboard, recessed ceiling lights, radiator, window to rear and door to front.

Shower Room

Two windows to side, shower cubicle, WC, hand wash basin on vanity unit, chrome heated towel rail, LED mirror, extractor fan, ceramic tiled interior, recessed ceiling lights

Main Living Room (double reception room)

8.74m x 4.19m (28' 8" x 13' 9") Window to side, sliding patio doors and window to rear, vertical radiator, recessed ceiling lights, natural wood flooring, glazed interior doors, wall speakers.

Kitchen

3.99m x 3.33m (13' 1" x 10' 11") Window to side, skylight window, range of modern wall and base cabinets, breakfast bar, peninsular worktop, quartz surfaces, built-in electric oven, induction hob, inset sink bowl and drainer, pelmet lighting, recessed ceiling lights, integrated fridge and freezer, integrated dishwasher, open plan to breakfast room.

Breakfast Room

3.40m x 3.38m (11' 2" x 11' 1") Sliding patio doors to rear, radiator, inner glazed French doors to reception room.

Reception/Dining Room

6.05m x 3.71m (19' 10" x 12' 2") Windows to rear and side, two radiators, natural wood flooring, recessed ceiling lights.

Utility Room/Preparation Kitchen

2.72m x 2.41m (8' 11" x 7' 11") Door to rear leading to courtyard, wall and base cabinets, gas hob set on worktop, extractor hood, single sink unit, space for fridge/freezer.

Bedroom Three/Reception Room

4.14m x 3.33m (13' 7" x 10' 11") Windows to front and side, vertical radiator.

Bedroom Four/Reception Room

4.14m x 3.30m (13' 7" x 10' 10") Window to front, vertical radiator.

First Floor

Galleried Landing

Skylight window, radiator, recessed ceiling lights.

Bedroom One

3.99m x 3.76m (13' 1" x 12' 4") Sliding patio doors to roof terrace, skylight window, vertical radiator, recessed ceiling lights, eaves cupboard.

Roof Terrace

7.62m x 3.84m (25' 0" x 12' 7")

En-Suite Bathroom

Window to side, white suite comprising bath, WC, wall mounted hand wash basin, porcelain tiled floor, heated towel rail recessed ceiling lights, extractor fan.

Bedroom Two

4.04m x 3.94m (13' 3" x 12' 11") Window to front, fitted wardrobes, radiator.

Family Bathroom & Shower Room

3.47m x 1.58m (11' 5" x 5' 2") Window to side, white suite comprising bath, hand wash basin on vanity unit, wall mounted WC and bidet, separate shower cubicle, chrome heated towel rail, ceramic tiled floor and walls, recessed ceiling lights, extractor fan, storage unit.

Outside

Attached Garage

5.46m x 2.74m (17' 11" x 9' 0") Brick built attached garage, power and light, combination wall boiler.

Garden

43.58m x 14.58m (143' 0" x 47' 10") Approximately. Paved patio area, laid to lawn, mature shrubs and trees, wrought iron side gates, side access to courtyard, ornamental fish pond, garden shed, greenhouse.

Frontage

A deep and wide frontage with electronic vehicular gates, parking for several cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band: G