



31 YEW TREE AVENUE, CHESTER

OFFERS IN EXCESS OF £400,000

- AN IMPRESSIVE FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER
- SITUATED IN SAUGHALL VILLAGE WHICH OFFERS EXCELLENT AMENITIES
- TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION
- FOUR DOUBLE BEDROOMS TO THE FIRST FLOOR
- DO NOT MISS OUT - A MUST VIEW!

31 YEW TREE AVENUE, CHESTER, CH1 6HB



A STUNNING DETACHED FOUR DOUBLE BEDROOM HOME! Welcome to this exquisite property located in the charming village of Saughall, Chester. This executive style four-bedroom detached house is a hidden gem nestled in a peaceful cul-de-sac on Yew Tree Avenue.

One of the highlights of this property is the impressive open plan kitchen/family room. This beautifully designed space is perfect for creating culinary delights while still being able to interact with family and friends.

The property's location in the sought-after Saughall village adds to its appeal, offering a tranquil and friendly community atmosphere. Whether you enjoy peaceful walks in the countryside or prefer the convenience of city amenities, this location caters to all preferences. In brief, the property benefits from reception hallway, downstairs W/C, Lounge with bay window, utility room with

access to the garage with half of it currently being used a study area and a most impressive open plan kitchen/family room with garden views.

The first floor offers storage, a family bathroom and four excellent sized bedrooms, with the master benefiting from an en suite shower room and fitted wardrobes. Outside, there is off road parking to the front.

To the rear, there is a good sized garden mainly laid to lawn with well stocked borders to offer colour throughout all seasons. There are two raised seating areas perfect for soaking up the sun and relaxing. Don't miss the opportunity to make this stunning detached house your new home.

Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer.

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Council Tax:

Band F

Local Authority:

Flintshire County Council

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Total Floor Area:
1,455 sq ft / 135 sq m

Viewings:
By prior appointment with the agent

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Ground Floor



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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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