



Rutland Gate, Bromley | £965,000 Freehold

Situated in a quiet cul de sac a short walk from Bromley South and a host of well regarded local schools we are delighted to offer for sale this stunning, interior designed, thoughtfully extended modern four bedroom detached house that in our opinion boasts over 2200 sq ft of immaculately presented living accommodation that has been refurbished to a particularly high specification. The property has been beautifully designed to suit the needs of any growing family with a huge open plan kitchen / dining room fitted with a hand made bespoke kitchen with all integrated appliances and boasts three Porcelanosa luxurious bathrooms, two of which are ensuites. There is little more one can do to improve on this property which enjoys an abundance of natural light and benefits from a utility room, home office and down stairs cloak room in addition to the living space and also has an integral garage as well as off street parking for at least two vehicles. The interior design is neutral throughout and bedrooms are fitted with Neville Johnson wardrobes while the flooring is a blend of Amtico and Vorwerk high quality carpets to all other rooms. This property lends itself well to those families who enjoy entertaining and even has a Wenge wood bar in the sumptuous lounge and with a sunny aspect rear garden accessed from the bright and spacious living space. An internal inspection is highly recommended of this beautiful home for it to be fully appreciated. Viewings are strictly by appointment with the vendors sole selling agents



- Close to well regarded schools
- Four bedrooms
- Fully alarmed
- Integral garage and driveway to the front
- Modern detached house.
- Refurbished to a high specification

Storm Porch

Hallway 15'10 x 15'0 (4.83 x 4.57)

Downstairs WC

Study 12'2 x 8'2 (3.71 x 2.49)

Lounge 27'11 x 12'10 (8.51 x 3.91)

Kitchen / Diner 24'8 x 20'6 (7.52 x 6.25)

Utility Room 8'2 x 6'4 (2.49 x 1.93)

Integral Garage 18'8 x 8'10 (5.69 x 2.69)

Landing 22'0 x 10'10 (6.71 x 3.3)

Bedroom One 20'8 x 13'5 (6.3 x 4.09)

Ensuite 11'6 x 3'11 (3.51 x 1.19)

Bedroom Two 13'2 x 12'1 (4.01 x 3.68)

Ensuite 8'0 x 5'7 (2.44 x 1.7)

Bedroom Three 13'5 x 12'1 (4.09 x 3.68)

Bedroom Four 9'10 x 9'2 (3 x 2.79)

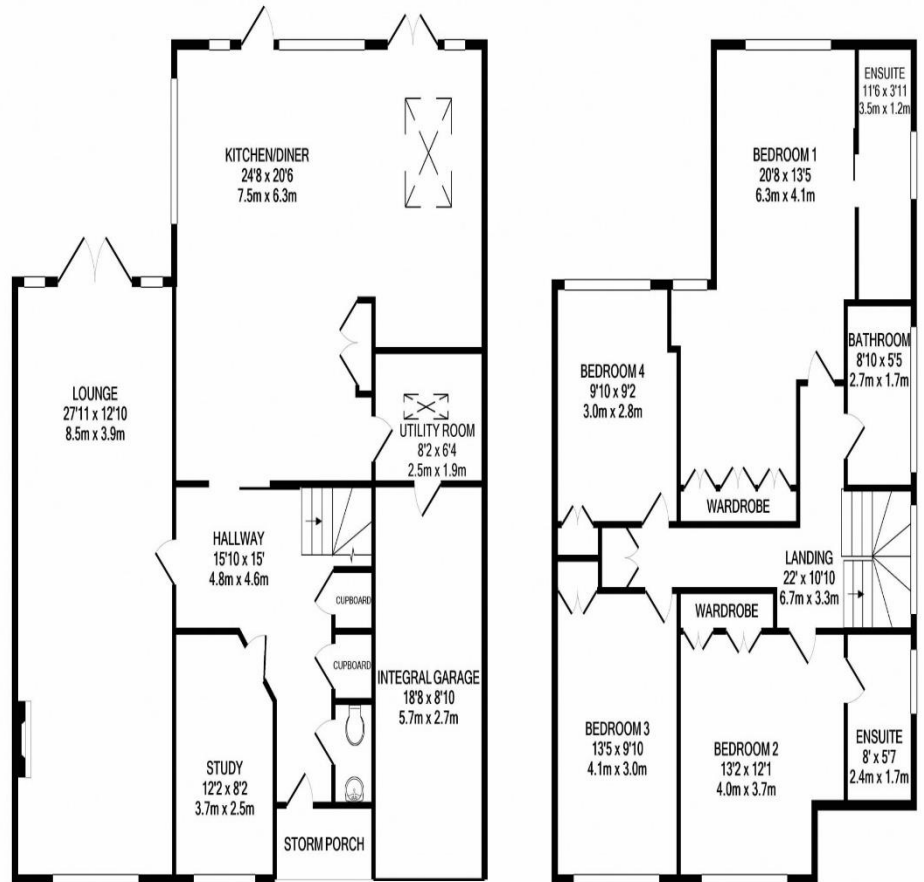
Family Bathroom 8'10 x 5'5 (2.69 x 1.65)

Garden

A beautifully well maintained sunny aspect garden mainly laid to lawn with BBQ and patio areas.

Driveway

Parking for two cars



GROUND FLOOR
APPROX. FLOOR
AREA 1317 SQ.FT.
(122.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2261 SQ.FT. (210.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
UK	EU Directive 2002/91/EC	72	73

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