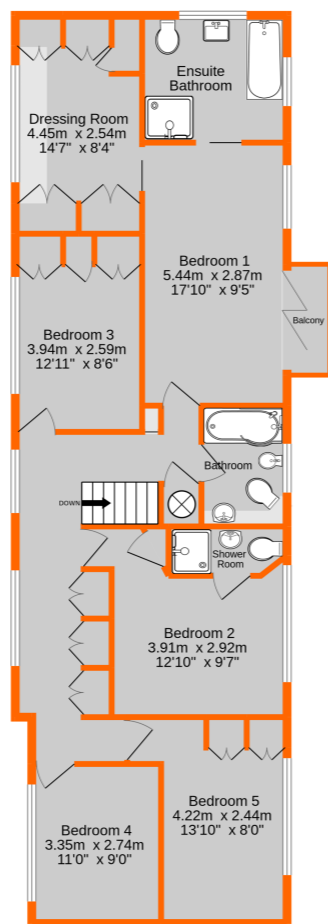
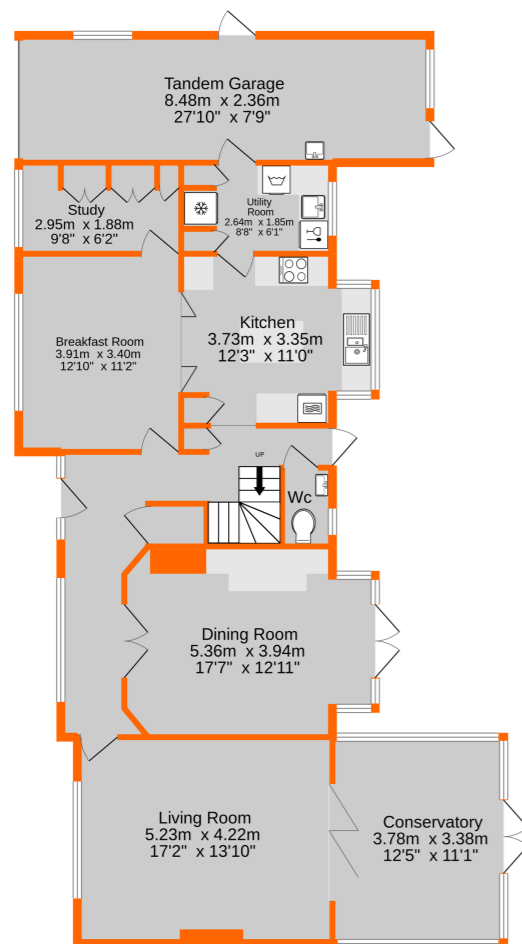


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		74	83
		EU Directive 2002/91/EC	

Ground Floor  
133.4 sq.m. (1436 sq.ft.) approx.

First Floor  
102.4 sq.m. (1102 sq.ft.) approx.



TOTAL FLOOR AREA : 235.8 sq.m. (2538 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with MetroIQ ©2022

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

## 45 Tootswood Road, Bromley, Kent BR2 0PB

### £1,225,000 Freehold

- Extended Five Bedroom Detached Home.
- Short Walk Highfield Schools.
- Breakfast Room & Conservatory.
- Two White Bathrooms & Shower Room.
- 76' Frontage To The Road.
- Two 17' Reception Rooms.
- Kitchen, Study & Utility Room
- Dressing Room & Balcony To Bedroom 1.

## 45 Tootswood Road, Bromley, Kent BR2 0PB

Extended, (about 2538 sq ft) five bedroom detached family home enjoying a 76' frontage to the road, situated opposite South Hill Woods tennis courts and bowls club and a short walk from the sought after Highfield Infant and Junior schools. Double aspect 17' 2" living room with double glazed bi folding doors to the double glazed conservatory. 17' 7" dining room with double glazed doors to the garden and off the L shape hallway is the white suite cloakroom. Breakfast Room with folding doors to the kitchen and a door to the study. Kitchen with cream fitted units, an island unit, built in Neff electric oven and a microwave. Utility room with a door to the 27' 10" tandem garage. Bedroom one with bi folding doors to the balcony, a dressing room with fitted wardrobes and a white en suite bathroom, with a Jacuzzi bath and tiled shower. Bedroom two has a white en suite shower room and there is a white suite bathroom, with a shaped shower/bath. Gas fired heating with radiators, electric under floor heating to the bathrooms and shower room and double glazing. The 76' x 39' rear garden has a paved terrace, shaped lawn, pond, shrub borders and a covered area to one corner of the garden with a hot tub and a corner shower. There is block pavior parking for two cars in front of the garage.

### Location

Tootswood Road runs between Hayes Lane (Beckenham) and South Hill Road. Local schools include the sought after Highfield Infant and Juniors and Langley Park Secondary schools. The house is opposite South Hill Wood with it's tennis courts and lawn bowls club. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Bus services pass along Westmoreland Road to Bromley High Street and Bromley South Station, which is about 0.9 of a mile away.



### Ground Floor

#### Entrance

Via covered porch with downlight and front door to:

#### Hallway

6.05m x 5.69m (19' 10" x 18' 8") reducing to 1.19m 3' 11" L shape with double glazed door to garden, engineered oak flooring, double glazed front window and double glazed window either side of the front door, understairs storage cupboard housing consumer unit, gas meter and power points, coving, two radiators, ceiling downlights

#### Cloakroom

1.57m x 1.07m (5' 2" x 3' 6") White low level wc. and wash basin with a chrome mixer tap, radiator, double glazed rear window, engineered oak flooring, two walls part tiled

#### Living Room

5.23m x 4.22m (17' 2" x 13' 10") Double glazed front window, white ornate fire surround with marble slips and hearth, double and single radiator, coving, double glazed bifolding doors to:

#### Conservatory

3.78m x 3.38m (12' 5" x 11' 1") Double glazed windows to three sides and double glazed doors to garden, tiled floor, two upright radiators, ceiling fan

#### Dining Room

5.36m x 3.94m (17' 7" x 12' 11") Double glazed doors and windows to rear bay, tiled floor, radiator, cupboards, drawers and shelves to recess, coving, approached via bevelled glass doors from hallway

#### Breakfast Room

3.91m x 3.40m (12' 10" x 11' 2") Double glazed front window, double radiator, tiled floor, ceiling downlights, coving, folding/sliding doors to kitchen, door to study

#### Kitchen

3.73m x 3.35m (12' 3" x 11' 0") Appointed with cream fronted fitted wall and base units and drawers, tiled floor, wood strip effect work surfaces, stainless steel 1 1/2 sink and drainer with a brushed steel mixer tap, double glazed rear bay window, space for oven with a stainless steel extractor canopy above, built in Neff electric oven, island unit, tall larder unit, built in microwave, double radiator, ceiling downlights, door to utility room

#### Study

2.95m x 1.88m (9' 8" x 6' 2") Double glazed front window, radiator, ceiling downlights

### Utility Room

2.64m x 1.85m (8' 8" plus tall storage units x 6' 1") Double glazed rear window, plumbing/space for dishwasher and washing machine, white ceramic sink and drainer with a chrome mixer tap, cream wall and base units, ceiling downlights, wall unit housing Ideal boiler, door to tandem garage, two tall storage units with space in between for an American style fridge/freezer with a unit above, cream wall tiling between wall units and wood strip work surface

### First Floor

#### Landing

6.05m x 3.91m (19' 10" x 12' 10" reducing to 1.17m 3' 10") L shape with cupboards to one wall, two double glazed front windows, double and single radiator, coving, access to loft, cupboard housing hot water tank, ceiling downlights

#### Bedroom 1

5.44m x 2.87m (17' 10" x 9' 5") Double glazed bi folding doors to balcony, two upright radiators, double glazed rear window, ceiling downlights, ceiling fan, door to dressing room and to en suite bathroom

#### Balcony

2.64m x 0.84m (8' 8" x 2' 9") Timber decked floor, glass ballustrading

#### Dressing Room

4.45m x 2.54m (14' 7" including wardrobes x 8' 4") Double glazed front window, four double and a single fitted wardrobes, access to loft, fitted dressing table with two cupboards and seven drawers, ceiling downlights, upright radiator, matching five drawer chest of drawers

#### En Suite Bathroom

2.95m x 2.62m (9' 8" x 8' 7") White suite of Jacuzzi bath with a chrome mixer tap/hand shower, low level wc. and wash basin with double cupboard and drawer beneath, tiled shower with Aqualisa control, chrome hand shower and shower, white shower tray and sliding door, double glazed rear and side windows, two chrome ladder style radiators, tiled floor with electric under floor heating, tiled walls, ceiling downlights

#### Bathroom

2.46m x 1.65m (8' 1" x 5' 5") Double glazed rear window, white suite of shaped shower/bath with an Aqualisa shower over, low level wc., bidet and wash basin with a chrome mixer tap, white ladder style radiator, part tiled walls, tiled walls to three sides of the bath, ceiling downlights, tiled floor with electric under floor heating

### Bedroom 2

3.91m x 2.92m (12' 10" x 9' 7" increasing to 3.94m 12' 11") Double glazed rear window, radiator, ceiling downlights, shelved cupboard, coving, ceiling fan, door to:

### En Suite Shower Room

2.57m x 0.91m (8' 5" x 3' 0") Tiled shower with an Aqualisa chrome shower, white shower tray and sliding/folding door, white pedestal wash basin and low level wc., ceiling downlights, tiled floor with electric under floor heating, coving

### Bedroom 3

3.94m x 2.59m (12' 11" x 8' 6") Double glazed front window, radiator, coving, two double and a single wardrobe

### Bedroom 4

3.35m x 2.74m (11' 0" x 9' 0") Double glazed front window, radiator

### Bedroom 5

4.22m x 2.44m (13' 10" x 8' 0") Double glazed rear window, shelved cupboards, radiator

### Outside

#### Rear Garden

23.16m x 11.89m (76' x 39') Paved terrace, shaped lawn, pond, shrub borders, three outside taps, cupboard housing Harveys water softener, bin store cupboards, block pavior side access with gate to front, covered area with hot tub, corner shower with Bristan shower, sliding doors and white shower tray, composite flooring, lights, power points and heaters, timber sheds to side of house

#### Front Garden

Block pavior parking for two cars, lawn areas, shrub/flower borders

#### Tandem Garage

8.48m x 2.36m (27' 10" x 7' 9") Electric roller door, part double glazed side door, double glazed door and window to rear, double glazed side window, lights, power points, water tap

#### Council Tax

London Borough of Bromley - Band G