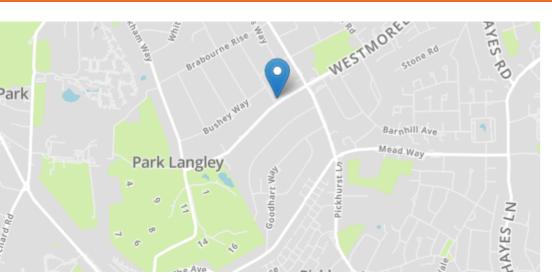
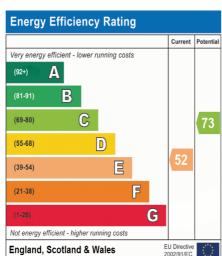
Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- 020 8777 2121
- shirley@proctors.london

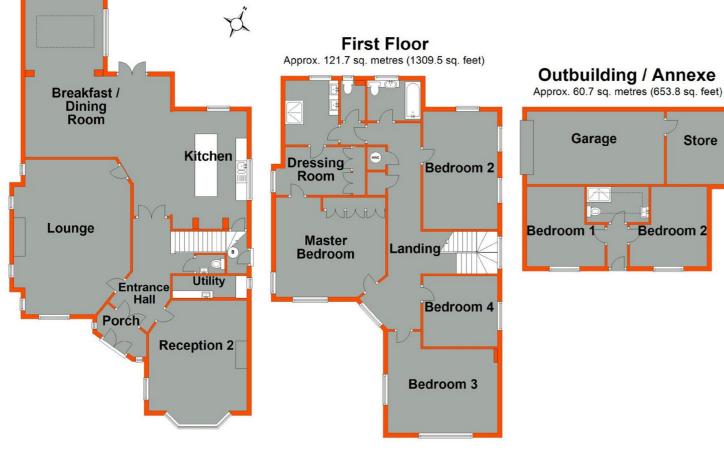






Ground Floor

Approx. 203.8 sq. metres (2193.6 sq. feet)



Total area: approx. 386.2 sq. metres (4156.8 sq. feet)

ents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

leferral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors nd Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



Store

Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- **1** 020 8777 2121
- shirley@proctors.london











Viewing by appointment with our Shirley Office - 020 8777 2121

22 Barnfield Wood Road, Beckenham, Kent BR3 6SR

£4,200 pcm

- Detached Home
- 3 Reception Rooms
- 3 Bath/Shower Rooms
- Grand Family Home

- 6 Bedrooms (2 in annexe)
- Fully Fitted Kitchen/Breakfast Room
- Garage and Secure Drive
- Available Early October 2025



Offices: Beckenham | Bromley | Park Langley | Petts Wood | Shirley | West Wickham



22 Barnfield Wood Road, Beckenham, Kent BR3 6SR

We offer for rent this 6 bedroom detached residence (2 bedrooms in a separate annexe) The property has 3 reception rooms, fully fitted kitchen/breakfast room, 3 bath/shower rooms, ground floor cloakroom, a 2 bedroom annexe, garage and secure off road parking, double glazing, central heating, good size family garden with raised covered deck area, and in and out drive to front.

Ideally placed close to Westmoreland Road shops, Langley Boys and Girls Schools, and bus routes. Both Bromley and West Wickham town centres and train stations with fast and frequent services to central London and beyond, shops and leisure facilities are close at hand. Eden Park station is also within easy









Entrance Porch

Arched windows to front, quarry tiled flooring

Polished woodblock flooring, radiator, doors to:

Matching white suite comprising low flush WC and wash hand basin.

Single drainer stainless steel sink unit with matching white wall/base units washing machine, radiator, ceramic tiled flooring, double glazed window to

19' 4" x 17' 6" (5.89m x 5.33m) Double glazed leaded light windows to side and front, inglenook fireplace with coloured leaded light windows to side, polished woodblock flooring, polished wood beamed ceiling, radiator.

16' x 14' 11" (4.88m x 4.55m)Double glazed bay windows to front, double glazed window to side, open fireplace with surround/mantel, polished woodblock flooring, extensive fitted shelving, radiators

19' 2" x 15' 10" (5.84m x 4.83m) Double glazed window to side and rear, double bowl stainless steel sink unit with mixer tap set in an extensive range of matching worktops with white wall/base units and drawers. integral five ring double oven, fridge/freezer, dishwasher, two wine coolers, matching large central island and fitted breakfast table, double glazed doors hand basin set in a vanity unit, separate wall mounted vanity unit, heated to rear opening onto the garden

Breakfast/Dining Room

23' 7" x 10' 9" (7.19m x 3.28m) Double glazed windows and double glazed doors to rear overlooking and opening onto the garden, double glazed lantern skylight, three radiators, ceramic tiled flooring.

Single glazed leaded light window to side, double glazed leaded light windows to front, cupboard housing hot water cylinder, built-in storage cupboard, large fitted wall mirror, loft access, doors to:

16' x 15' 5" (4.88m x 4.70m) Double glazed leaded light windows to front and side, extensive fitted wardrobes, radiator, fitted carpet,

10' x 6' 10" (3.05m x 2.08m) Double glazed leaded light windows to side, extensive fitted wardrobes, fitted carpet.

"Jack & Jill" doors, matching white suite comprising wet room, shower unit with glazed screen, "His & Hers" sink units set in a vanity unit, separate wall **TENANTS PERMITTED PAYMENTS** mounted vanity unit, heated towel rail, underfloor heating, double glazed window to rear.

17' 2" x 11' (5.23m x 3.35m) Double glazed windows to side and rear, two radiators, fitted carpet.



16' x 12' 6" (4.88m x 3.81m) Double glazed leaded light windows to front and side, radiator, fitted carpet

Bedroom 4

11' 3" x 10' 2" (3.43m x 3.10m) Double glazed leaded light windows to side, extensive fitted storage cupboards and shelving, radiator, fitted carpet.

Family Bathroom

Matching white suite comprising panelled bath with mixer tap and shower unit, wash hand basin set in a vanity unit, low flush WC, ceramic tiled walls, heated towel rail, double glazed window to rear.

Double glazed window to rear, low flush WC, radiator

Entrance hall with ceramic tiled flooring, doors to:

11' 6" x 8' 3" (3.51m x 2.51m) Double glazed window to front, fitted carpet, electric radiator

11' 6" x 8' 3" (3.51m x 2.51m) Double glazed window to front, electric radiator, fitted carpet.

Matching white suite comprising low flush WC, glazed shower cubicle, wash towel rail, ceramic tiled walls and flooring, double glazed lantern skylight.

Large family garden laid to central lawn with raised decked area one section of which is covered, flowerbeds with mature planting and a pretty York stone ubsequent energy efficiency scheme is a Permitted Payment if the tenancy pathway, side access.

Leading to a gated secure gravel driveway, in and out drive to the front of

Council Tax

London Borough of Bromley Band G

MAINS - Electricity, Gas, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any

guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide naterially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within



15 calendar days (or other Deadline for Agreement as mutually agreed in

SECURITY DEPOSIT (PER TENANCY RENT LINDER £50 000 PER YEAR) Five weeks' rent. This covers damages or defaults on the part of the tenar

SECURITY DEPOSIT (PER TENANCY, RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

during the tenancy.

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant landlord any other persons requiring keys will be charged to the tenant. I extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s). VARIATION OF CONTRACT (TENANT'SREQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy. GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any agreement requires the payment to be made. Other Permitted Payments:

- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct