

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.

Location

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 reach.



Ground Floor

Entrance Porch

Arched windows to front, quarry tiled flooring.

Entrance Hall

Polished woodblock flooring, radiator, doors to:

Cloakroom

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

Utility Room

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

Lounge

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.

Reception 2

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.

Kitchen

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 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.

First Floor

Landing

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:

Master Bedroom

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

Dressing Room

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

En-Suite Shower Room

"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 mounted vanity unit, heated towel rail, underfloor heating, double glazed window to rear.

Bedroom 2

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

Bedroom 3

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.

Separate WC

Double glazed window to rear, low flush WC, radiator.

Outside

Annexe

Entrance hall with ceramic tiled flooring, doors to:

Bedroom 1

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

Bedroom 2

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

Shower Room

Matching white suite comprising low flush WC, glazed shower cubicle, wash hand basin set in a vanity unit, separate wall mounted vanity unit, heated towel rail, ceramic tiled walls and flooring, double glazed lantern skylight.

Garden

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 pathway, side access.

Detached Garage

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

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band G.

Utilities

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

TENANTS PERMITTED PAYMENTS

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 relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially 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 writing).
SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)
Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
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
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. If extra costs are incurred there will be a charge of £15 per hour (incVAT) for the time taken replacing lost key(s) or other security device(s).
VARIATION OF CONTRACT (TENANT'S REQUEST)
£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 documents.
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 subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.
Other Permitted Payments:
• Rent
• 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.

