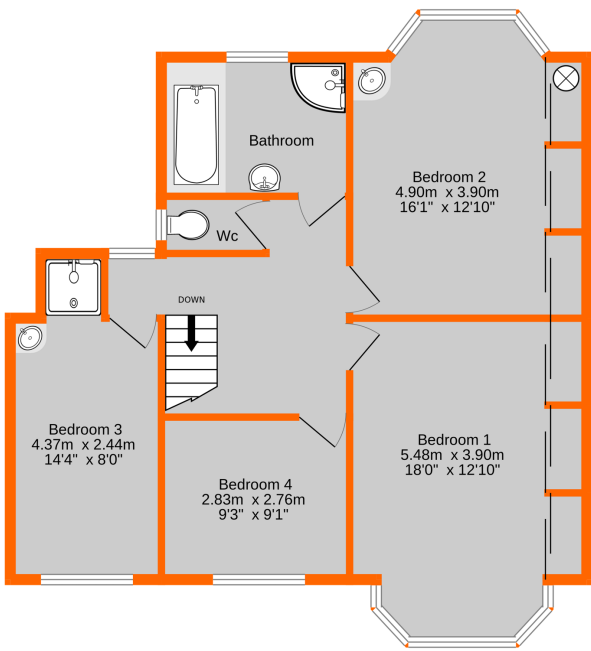
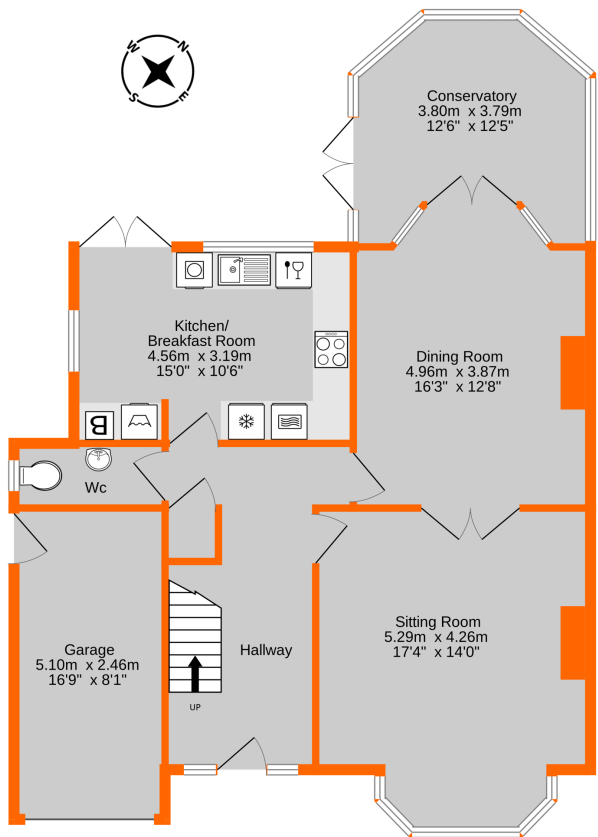


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
94.2 sq.m. (1014 sq.ft.) approx.

1st Floor
75.9 sq.m. (817 sq.ft.) approx.



TOTAL FLOOR AREA : 170.1 sq.m. (1831 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Beckenham Office - 020 8650 2000

38 Barnfield Wood Road, Beckenham, Kent BR3 6SU

£1,095,000 Freehold

- Four double bedrooms
- Fitted kitchen with appliances
- Two reception rooms
- Conservatory
- Bathroom with white suite
- uPVC double glazing & central heating
- 110ft rear garden
- Garage & off street parking

38 Barnfield Wood Road, Beckenham, Kent BR3 6SU

This handsome 'chain free' semi detached house offers impressive, well presented family accommodation in a popular sought after location, ideally situated for Langley schools. There is a welcoming entrance hall, 17'4" x 14'0" sitting room with large bay and attractive fireplace, dining room with double doors to the conservatory, the kitchen/breakfast room has a range of units with Corian worktops and appliances to remain, there is also a cloakroom. The split-level landing gives access to the generous bedrooms, two of which have fitted wardrobes, the spacious bathroom is fitted with a modern white suite with bath and separate shower, there is a separate toilet. The delightful mature landscaped 110ft rear gardens have patio and lawn areas.

Location

Situated towards the Hayes Lane end of this popular road just 0.2 of a mile from local shops on the corner of Westmoreland Road and Hayes Lane where you will find bus services to Beckenham and Bromley Town Centres and Bromley South Railway Station with services to Victoria. The highly regarded Highfield Infants and Junior School are 0.6 of a mile away and Langley Secondary School is 0.8 of a mile away.



Ground Floor

Entrance Porch

enclosed, front door to

Entrance Hall

original partly stained glass windows to front, under stairs cupboard, original wooden flooring, dado rail, picture rail, coving

Cloakroom

uPVC double glazed window to side, fitted with a modern white suite comprising toilet, wall mounted wash basin, heated chrome towel rail

Sitting Room

5.29m x 4.26m (17' 4" x 14' 0") uPVC double glazed bay window to front, attractive fireplace with wooden surround and marble inset and hearth, wooden laminate flooring, glazed double doors to

Dining Room

4.96m x 3.87m (16' 3" x 12' 8") uPVC double glazed bay window to rear with uPVC double glazed doors to conservatory, wooden laminate flooring, picture rail, coving

Conservatory

3.80m x 3.79m (12' 6" x 12' 5") uPVC double glazed windows to three sides, uPVC double glazed doors to garden, ceramic tiled floor

Kitchen/Breakfast Room

4.56m x 3.19m (15' 0" x 10' 6") uPVC double glazed windows to rear and side, uPVC double glazed double doors to rear, fitted with a range of modern units, Corian working surface to three walls with inset sink with mixer tap and cupboards and drawers under, built-in Neff double oven and Panasonic microwave, Neff 4 ring hob with extractor fan over, built-in Neff fridge/freezer, washing machine and dishwasher, ceramic tiled floor, spotlights

First Floor

Landing

split level, obscure uPVC double glazed windows to rear, picture rail

Bedroom 1

5.48m x 3.90m (18' 0" x 12' 10") uPVC double glazed bay window to front, mirror fronted wardrobes to one wall, wooden laminate flooring, dado rail, picture rail

Bedroom 2

4.90m x 3.90m (16' 1" x 12' 10") uPVC double glazed bay window to rear, mirror fronted wardrobes to one wall, wooden laminate flooring, dado rail, picture rail

Bedroom 4

2.83m x 2.76m (9' 3" x 9' 1") uPVC double glazed windows to front, wooden laminate flooring, picture rail

Bedroom 3

4.37m x 2.44m (14' 4" x 8' 0") uPVC double glazed windows to front, wooden laminate flooring, wall mounted wash basin, recess with shower cubicle, picture rail

Bathroom

obscure uPVC double glazed windows to rear, fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, corner shower cubicle, inset wash basin with mixer tap and cupboard under, fully tiled walls, ceramic tiled floor, chrome heated towel rail, spotlights

Separate Toilet

obscure uPVC double glazed windows to side, toilet, fully tiled walls, ceramic tiled floor

Outside

Garden

110', paved patio leading to lawn with shrub borders, further patio area to the rear of the garden with large brick building which has light and power, could be converted to an office or similar, greenhouse, outside lights and tap, side access

Garage

up and over door, light and power, door to side, approached via driveway which provides parking for 3 vehicles

Council Tax

Band G