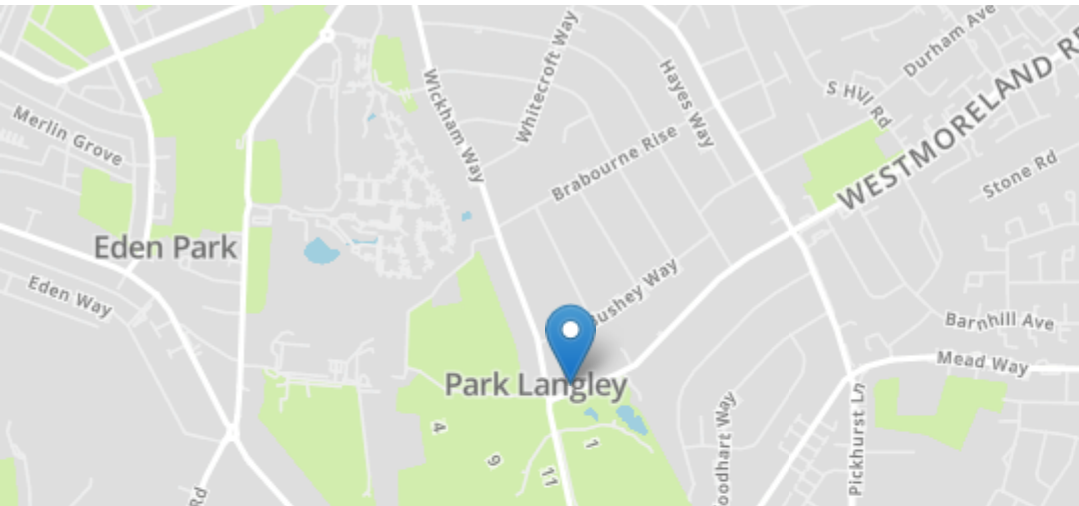


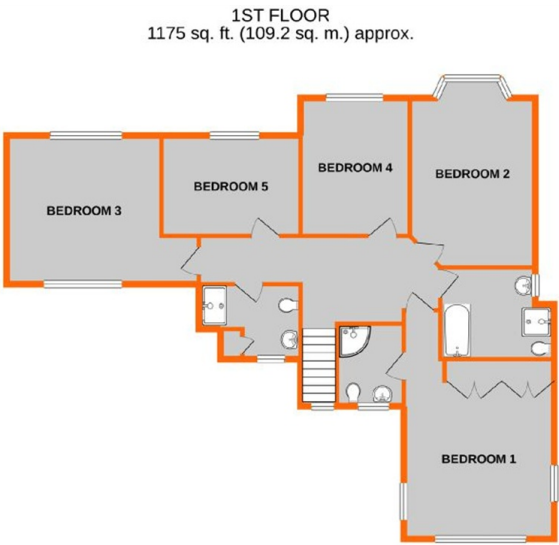
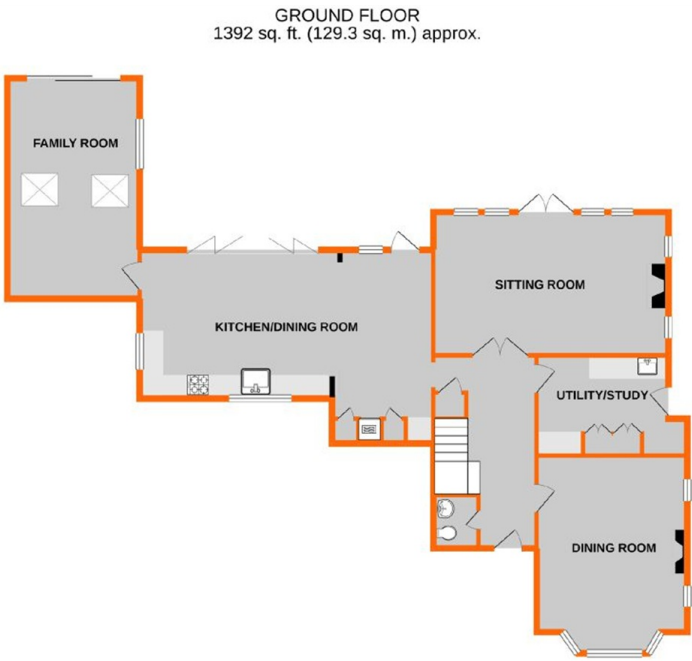
Park Langley Office
104 Wickham Road, Beckenham, BR3 6QH
020 8658 5588
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 2567 sq. ft. (238.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing by appointment with our Park Langley Office - 020 8658 5588

132 Barnfield Wood Road, Park Langley, Beckenham BR3 6SX
Offers Over £1,500,000 Freehold

- Outstanding original Park Langley house
- Impressive plot with in-and-out drive
- Lovely receptions with vaulted family room
- Five bedrooms and three bathrooms
- Modernised with wealth of character features
- Ideal for popular Langley Park Schools
- Extended open plan kitchen/dining room
- 23mx22m/77ftx73ft garden with decking

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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For further details please visit our website - www.proctors.london



132 Barnfield Wood Road, Park Langley, Beckenham BR3 6SX

Available CHAIN FREE, beautiful Park Langley detached home built circa 1930 opposite Langley Park Golf Course with generous plot having an impressive frontage of approximately 21m/70ft creating a delightful setting with in-and-out driveway and attractive lychgate. Double storey extension, retaining the Tudor beamed elevations externally with wonderfully spacious kitchen/dining room having underfloor heating and bi-fold doors to garden plus vaulted family room in addition to the lovely sitting room with inglenook fireplace and panelled dining room. This FIVE BEDROOM family home is a beautiful mix of older character and modern styling, successfully blending beamed ceilings, wood panelling, feature fireplaces and leaded light windows with well appointed en suite to the main bedroom plus family bathroom and shower room.

Location

In a great position opposite the golf course, this property is ideally situated for several good local schools including Langley Park Primary and Secondary Schools as well as Unicorn and Highfield Primary Schools. Local shops are found at the top corner of Westmoreland Road or by the Park Langley roundabout, along with an entrance to Kelsey Park. West Wickham station (trains to London Bridge and Charing Cross) is under three quarters of a mile away and Bromley South station (trains to Victoria) is a mile and a half away. Langley Park Golf Club is only a few hundred yards away and Langley Park Tennis Club is off Wickham Way.



Ground Floor

Entrance Hall

5.44m x 2.74m max (17'10 x 9'0) to include cupboard beneath stairs and wine rack beside archway to kitchen/dining room, column radiator, brick fireplace with cast iron stove, tiled floor, feature tall leaded light window to side and double glazed window to front above stairs

Cloakroom

1.35m x 1.30m (4'5 x 4'3) white low level wc and wash basin with drawers beneath, wall tiling, heated towel rail, tiled floor, double glazed window to front

Utility Room

3.66m max x 2.74m max (12'0 x 9'0) stainless steel sink with mixer tap set into work surface with space beneath for washing machine and dryer, wall tiling, radiator, eye level units, full height cupboards with sliding doors concealing considerable storage and drying cupboard with radiator, Worcester wall mounted gas boiler, tiled floor, double glazed windows and door to side

Kitchen/Dining Room

7.98m x 5.54m (26'2 x 18'2) ample base cupboards and drawers beneath granite work surfaces and breakfast bar, full height larder cupboard, plus integrated dishwasher, fridge and freezer, stainless steel extractor hood above Neff 4-ring gas hob, microwave and electric oven, water station stainless steel sink unit, eye level units, tiled floor with underfloor heating, upright radiator, double glazed windows to front, side and rear plus door and additional bi-fold doors to decking

Vaulted Family Room

5.84m x 3.45m (19'2 x 11'4) beamed ceiling with Velux windows and high level double glazed windows to rear, feature log burner, tiled floor with underfloor heating, double glazed window to side and sliding doors to rear garden

Sitting Room

6.40m x 3.78m (21'0 x 12'5) beamed inglenook with attractive fireplace having log storage seats and inset cupboards either side plus leaded light windows, exposed floorboards, beamed ceiling, two radiators, double glazed windows and double doors to rear



Dining Room

5.28m x 3.89m (17'4 x 12'9) wood panelling with plate rail, stunning Claygate fireplace, exposed floorboards, radiator, leaded light windows to side, double glazed bay window to front

First Floor

Landing

4.27m max x 1.63m max (14'0 x 5'4) plus further area leading to bedroom 3, hardwood flooring, radiator, hatch with ladder to loft

Bedroom 1

6.40m max x 3.96m max (21'0 x 13'0) fitted wardrobes, hardwood flooring, two radiators, double glazed windows to front and both sides

En Suite Shower Room

2.18m x 1.80m (7'2 x 5'11) large walk in shower with glazed screen, low level wc with concealed cistern, wash basin with cupboards and drawers beneath, wall tiling, heated towel rail, tiled floor, extractor fan, double glazed window to front

Bedroom 2

5.21m max x 3.48m (17'1 x 11'5) hardwood flooring, radiator set into wide bay with double glazed windows to rear

Bedroom 4

3.81m x 2.77m (12'6 x 9'1) hardwood flooring, radiator, double glazed window to rear

Family Bathroom

2.59m x 2.41m (8'6 x 7'11) white panelled bath, tiled shower cubicle with hinged door, low level wc, wash basin with cupboard beneath, tiled walls with mirrors and pelmet lighting, granite floor tiling, heated towel rail, extractor fan, double glazed windows to side

Bedroom 3

4.14m x 4.11m (13'7 x 13'6) plus recess by door, hardwood flooring, two radiators, high level double glazed window to side and further double glazed windows to front and rear



Bedroom 5

3.71m x 2.44m max (12'2 x 8'0) hardwood flooring, radiator, double glazed window to rear

Shower Room

2.95m max x 1.93m max (9'8 x 6'4) L-shaped with tiled shower cubicle, low level wc, mirror and light above wash basin with mixer tap having cupboard beneath, shaver point, heated towel rail, floor tiling, shelved eaves storage cupboard, double glazed window to front

Outside

Front Garden

wide frontage with lychgate, shingled in-and-out drive providing ample parking, 'wishing well' and lawn areas

Rear Garden

23.47m max x 22.25m (77ft x 73ft) large decking with doors from sitting room and kitchen/dining room, steps to lawn with flower beds to both sides and rear, paved to either side of property giving gated access to front, water tap, outside lights

Additional Information

Council Tax

London Borough of Bromley Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, 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