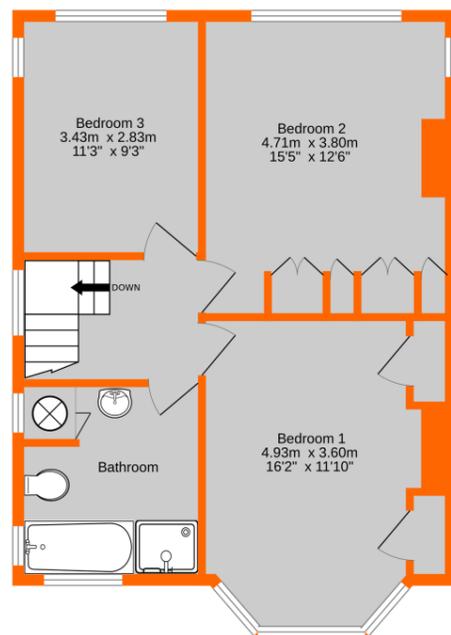
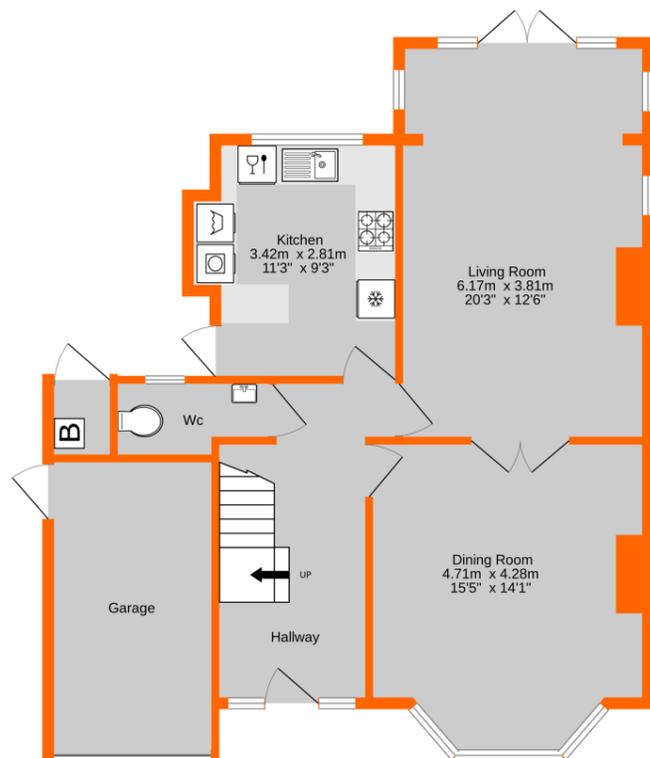


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
67.4 sq.m. (725 sq.ft.) approx.

1st Floor
58.2 sq.m. (626 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 125.6 sq.m. (1352 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



Viewing by appointment with our West Wickham Office - 020 8460 7252

33 Barnfield Wood Road, Park Langley, Beckenham, Kent BR3 6ST

£1,100,000 Freehold

- Three Double Bedroom Detached Home.
- Reappointed Kitchen With Breakfast Bar.
- Walking Distance Langley Park Schools.
- Great Extension Potential S.T.P.P.
- Two Delightful Reception Rooms.
- White Bathroom With Bath & Shower.
- 1.1 Mile Bromley High Street & Station.
- Attractive 136' x 48' Rear Garden.

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.
 Referral 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 and 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 companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london

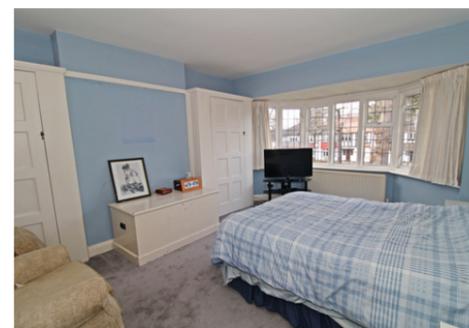


33 Barnfield Wood Road, Park Langley, Beckenham, Kent BR3 6ST

Charming three double bedroom detached family home in this sought after road on PARK LANGLEY, within walking distance of a number of popular local schools including LANGLEY PARK SECONDARY SCHOOLS. Two delightful reception rooms, both having an original brick open fireplace. White suite cloakroom and kitchen reappointed with wood effect fitted units and drawers and having a breakfast bar. The two larger bedrooms have fitted wardrobes and the good size white suite bathroom has a bath and tiled shower, with an Aqualisa shower. This house retains many original features including picture rails, plate rails and coving to a number of the rooms. Attractive, established 136' x 48' rear garden laid mainly to lawn with trees, shrub borders and hedges. Gas fired heating with radiators, leaded light double glazing and attached garage via an own driveway providing parking for two vehicles. There is great extension potential, subject to the necessary planning consents.

Location

Barnfield Wood Road is a sought after road on Park Langley, running between Wickham Way and Hayes Lane (Beckenham). There are shops at the junction of Westmoreland Road and Pickhurst Lane and bus services on Westmoreland Road. Bromley High Street is about 1.1 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. West Wickham Station is about 1 mile away. Local schools include Langley Park Secondary and Primary, Pickhurst and Highfield Infant and Junior schools. Langley Park Golf Club is off Barnfield Wood Road.



ground floor

Entrance

Via covered porch with light and hardwood front door to:

Hallway

5.16m x 2.36m (16' 11" x 7' 9") Double radiator, coving, plate rail, under stairs storage cupboard, two double glazed front windows

Cloakroom

2.36m x 1.25m reducing to 0.90m (2' 11") (7' 9" x 4' 1") Double glazed leaded light rear window, radiator, white low level w.c. and wash basin with a chrome mixer tap having a double cupboard beneath, tiled floor

Living Room

6.17m x 3.81m into alcoves (20' 3" x 12' 6") Double glazed leaded light doors and windows to rear, two double glazed leaded light side windows to one side and one to the other side, two double radiators, plate rail, brick open fireplace with a quarry tiled mantelpiece, glazed doors to:

Dining Room

4.71m into bay x 4.28m into alcoves (15' 5" x 14' 1") Brick open fireplace with a wooden mantelpiece, double glazed leaded light front bay window, two double radiators, plate rail, coving, exposed floor boards

Kitchen

3.42m x 2.81m (11' 3" x 9' 3") Double glazed leaded light rear window, wood effect fitted wall and base units and drawers, granite effect work surfaces, Franke stainless steel sink and drainer with a chrome mixer tap, Siemens dishwasher, Hotpoint tumble dryer, Bosch washing machine, Cannon cooker and Liebherr fridge beneath work surfaces, breakfast bar, coving, double radiator, double glazed leaded light side door, splashback tiling

First floor

Landing

Coving, picture rail, double glazed leaded light side window over staircase

Bedroom 1

4.93m into bay x 3.60m to chimney breast (16' 2" x 11' 10") Double glazed leaded light front bay window, double radiator, picture rail, single wardrobe to each alcove one having shelving

Bedroom 2

4.71m x 3.80m into alcoves (15' 5" x 12' 6") Double glazed leaded light rear window, double glazed leaded light side window, radiator with cover, exposed floorboards, picture rail, two double and two single with drawers fitted wardrobes with cupboards above

Bedroom 3

3.43m x 2.83m (11' 3" x 9' 3") Double glazed leaded light rear window, double radiator, coving, picture rail, double glazed leaded light side window

Bathroom

2.81m x 2.77m (9' 3" x 9' 1") Airing cupboard housing the hot water tank with double glazed leaded light side window, white suite of bath with a chrome mixer tap/hand shower, low level w.c., wash basin with a chrome mixer tap, three cupboards and two drawers beneath, tiled shower with a chrome Aqualisa shower, sliding/folding door and white shower tray, double glazed leaded light front and side windows, white ladder style radiator, coving, tiled walls, access to loft with some insulation and light via aluminium ladder

Outside

Rear Garden

41.50m x 14.80m (136' x 48') Paved terrace to rear of garage and side access with gate to the front, paved terrace off living room, laid mainly to lawn, two Silver Birch trees, other trees, established shrub borders, hedges, timber shed, outside store with Ideal Classic boiler

Front Garden

Paved driveway, lawn area, shrub/flower borders

Garage

4.84m x 2.66m (15' 11" x 8' 9") Electric up and over door, gas and electric meters, light, power points, consumer unit, part glazed side door

Additional Information

Council Tax

London borough of Bromley – Band G. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage

