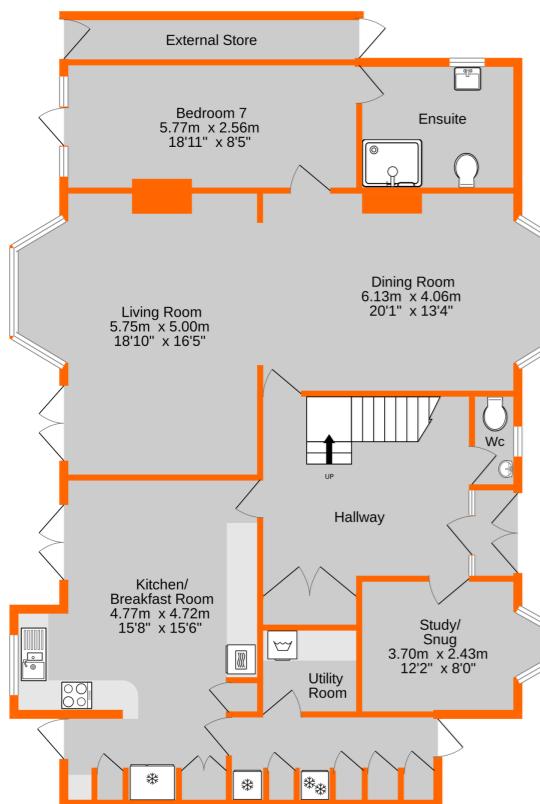


Ground Floor
138.1 sq.m. (1486 sq.ft.) approx.



External Store Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 256.7 sq.m. (2764 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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



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

16 Barnfield Wood Road, Park Langley, Beckenham, Kent BR3 6SR

Chain Free £1,700,000 Freehold

- Seven Bedroom Detached Family Home.
- Convenient Langley, Highfield & Pickhurst Schools.
- Bathroom, Wet Room and En-suite Shower.
- Established 123' Garden With Wide Terrace.
- Generous 18'10" Living Room & 20'1" Dining Room.
- Kitchen/Breakfast Room & Study/Snug.
- Spacious Accommodation (About 2764 Sq. Ft.)
- Carriage Driveway & Plenty Of Parking.

16 Barnfield Wood Road, Park Langley, Beckenham, Kent BR3 6SR

Impressive, spacious (about 2764 Sq. Ft.) seven bedroom detached family home, in this popular road on Park Langley and enjoying a 54' wide plot. Conveniently situated for a number of sought after schools and one mile from Bromley South station. Three reception rooms, with the open plan 18' 10" x 16' 5" living room and 20' 1" dining room offering an ideal space for entertaining. Off the dining room is the ground floor bedroom, which has an en-suite wet room. Impressive hallway with turned staircase, white suite cloakroom and study/snug. Generous kitchen/breakfast room with a good range of wooden fronted fitted units, granite work surfaces and doors to the garden. The main bedroom has a Jack and Jill white en-suite shower room and off the bright landing are the bathroom and separate w.c.. Vast loft space, offering potential for further accommodation, subject to the necessary consents. Attractive, established 123' garden with a wide T shape paved terrace, shrub borders and trees. Carriage in and out driveway, lawn area and shrub borders to the front. Offered Chain Free.

Location

Barnfield Wood Road is a sought after road on Park Langley running between Hayes Lane (Beckenham) and Wickham Way. There are shops at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Westmoreland Road. Bromley High Street is about one mile 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 1.1 miles away. Local schools include the popular Langley Park Secondary for Boys and Girls, Pickhurst and Highfield Infant and Junior schools. Langley Park Golf Club is off Barnfield Wood Road.



Ground floor

Entrance

Via double glazed doors to enclosed porch and part glazed oak front door to:

Hallway

4m x 3.97m (13' 1" x 13' 0") Radiator, coving, plate rail, double coat cupboard with high level storage cupboards above, two leaded light part stained glass front windows, turned staircase with under stairs storage cupboard, painted panelling to the walls

Cloakroom

1.62m x 1.05m (5' 4" x 3' 5") Double glazed front window, white low level w.c. and wash basin, part tiled walls, ceiling downlights, white ladder style radiator

Dining Room

6.13m into bay x 4.06m (20' 1" x 13' 4") Double glazed front bay window with shaped radiator beneath, coving, door to bedroom six, square opening to:

Living Room

5.75m x 5m into bay (18' 10" x 16' 5") Double glazed rear bay window with a shaped radiator beneath, double glazed doors to rear, coving, leaded light window to hallway, remote controlled coal effect gas fire with marble slips and hearth and a wooden fire surround

Bedroom 7

5.77m x 2.56m (18' 11" x 8' 5") Double glazed door and window to rear, double radiator, brushed steel ceiling downlights, door to:

En Suite Wet Room

3.24m x 2.33m (10' 8" x 7' 8") Double glazed side window, tiled walls, appointed with a white concealed cistern low level w.c. and wash basin, tiled shower with a chrome shower, hand shower and controls, two glass screens, brushed steel ceiling downlights, tiled floor with underfloor heating, chrome ladder style towel rail

Study/Snug

3.70m into bay x 2.43m (12' 2" x 8' 0") Double glazed front bay window, radiator, coving



Kitchen/Breakfast Room

4.77m reducing to 3.93m (12' 1" x 4.72m (15' 8" x 15' 6") plus 2.83m x 1.2m including cupboards (9' 3" x 3' 11") Double glazed doors to garden, double glazed rear window, appointed with a good range of wooden fronted wall and base units and drawers, granite work surfaces and upstand, Franke stainless steel 1 1/2 sink and drainer cut into the granite, chrome mixer tap, Smeg ceramic hob with an extractor unit above, Neff electric double oven, Bosch dishwasher, double radiator, chrome ceiling downlights, tall storage unit. Further tall storage units, second double radiator, part double glazed rear door, space for American style fridge/freezer, door to:

Utility Room

In two sections 3.49m x 1.61m including cupboards (11' 5" x 5' 3") Door to front to bin store, tall storage cupboards, door to: 1.88m x 1.71m (6' 2" x 5' 7") double radiator, granite effect work surface, plumbing/space for washing machine, hanging rails

First floor

Landing

5.33m x 4m reducing to 1.86m (6' 1") plus walkway (17' 6" x 13' 1") Coving, radiator, arched leaded light part stained glass front window, airing cupboard housing Ideal boiler, access to loft via aluminium ladder, some boarding, insulation, light

Bedroom 1

5.30m into bay x 4.24m (17' 5" x 13' 11") Double glazed front bay window, shaped radiator, three double fitted wardrobes, door to:

Jack and Jill En Suite Shower Room

3.04m reducing to 2.19m (7' 2") x 2.54m (10' 0" x 8' 4") Double glazed front window, radiator, tiled walls, white bidet, low level w.c. and wash basin with a double cupboard beneath, tiled shower with a white shower tray and glass door

Bedroom 2

5.16m into bay x 4.04m (16' 11" x 13' 3") Double glazed rear bay window, shaped radiator, two double and two single fitted wardrobes with high level cupboards above

Bedroom 3

3.94m x 3.66m (12' 11" x 12' 0") Double glazed rear window, radiator, coving



Bedroom 4

3.96m x 2.57m (13' 0" x 8' 5") Double glazed rear window, radiator, double shelved cupboard with a double cupboard above

Bedroom 5

3.93m x 2.54m (12' 11" x 8' 4") Double glazed rear window, coving, double radiator

Bedroom 6/Office

2.18m x 1.80m (7' 2" x 5' 11") Double glazed front window, radiator

Bathroom

3.11m x 2.19m (10' 2" x 7' 2") Double glazed front window, white suite of Jacuzzi bath, bidet, pedestal wash basin and tiled shower with a chrome shower and controls, tiled walls, radiator/chrome towel rail

Separate W.C.

1.88m x 0.88m (6' 2" x 2' 11") Double glazed side window, white low level w.c., part tiled walls

Outside

Rear Garden

37.51m x 16.64m (123' 54') Covered side access with door to front and rear, T shaped paved terrace across the rear of the house, outside tap, laid mainly to lawn, established shrub borders and trees, timber shed, compost area

Front Garden

Crazy paved in and out driveway, semi circular lawn, shrub borders, bin store

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