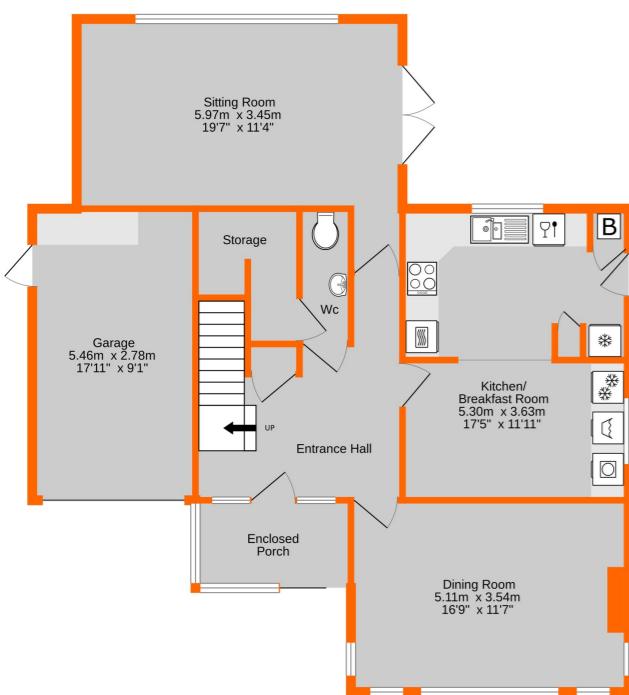
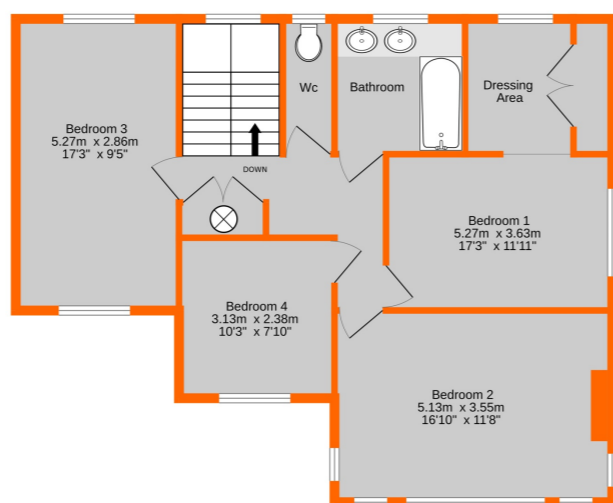


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
100.5 sq.m. (1082 sq.ft.) approx.



1st Floor
80.0 sq.m. (861 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 180.5 sq.m. (1943 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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 Park Langley Office - 020 8658 5588

4 Barnfield Wood Close, Park Langley, Beckenham, Kent BR3 6SY

£1,200,000 Freehold

- On the doorstep of Langley Park Golf Club
- Wonderfully tranquil cul-de-sac location
- Generous main rooms of good proportions
- Four good bedrooms arranged off landing
- Detached house with fabulous garden
- Scope for extension or loft conversion STPP
- Airy feel with large double glazed windows
- Ideally situated for the Langley Schools

4 Barnfield Wood Close, Park Langley, Beckenham, Kent BR3 6SY

PRICE GUIDE £1,200,000 - £1,250,000. A GEM OF A FIND - Four bedroom detached house with rear extension but with scope for a larger, possibly two storey, extension or loft conversion, subject to planning permission and other necessary consents. The house is situated in an exclusive cul-de-sac away from passing traffic, with Langley Park Golf Course to the south and west, adding to the delightful environment. Good family accommodation with potential for some updating and a beautiful 30m (100ft) garden that is wonderfully secluded and can be enjoyed to its best from the sitting room. Dining room was originally open plan to the Breakfast Area, which now forms part of the spacious kitchen breakfast room. Four bedrooms off landing plus bathroom and separate wc, that could be combined. Large double glazed windows provide plenty of natural light and additional accommodation could be fashioned from the integral garage.

Location

One of the few houses in this secluded cul-de-cac bordering Langley Park Golf Course, off Barnfield Wood Road and ideally situated for good local schools including Langley Park Secondary Schools plus Unicorn, Langley Park and Highfield Primary Schools. Local shops are found at the top corner of Westmoreland Road or by the Park Langley roundabout with an entrance to Kelsey Park just beyond, on Wickham Road. 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 about a mile and a half away.



Ground Floor

Enclosed Porch

2.5m x 1.63m (8'2 x 5'4) full height sliding door, quarry tiled floor, large window to side

Entrance Hall

4.02m max x 2.85m max (13'2 x 9'4) plus additional area leading to sitting room, coat cupboard, radiator

Cloakroom

white low level wc, wall tiling above wash basin with mixer tap, extractor fan, large walk-in cupboard with quarry tiled floor and light plus additional area beneath stairs with electricity meter and trip fuses

Dining Room

5.11m max x 3.54m (16'9 x 11'7) with ceiling height of 2.6m (8'6), triple aspect room with radiator and large double glazed windows to front and both sides

Kitchen/Breakfast Room

5.3m max x 3.63m max (17'5 x 11'11) BREAKFAST AREA has work surface with cupboard and drawer beneath plus cupboards concealing space for washing machine and tumble dryer, wall cupboard, recess for freezer, radiator, space for table with bench seating, double glazed window to side, open to KITCHEN with base cupboards and drawers plus space for dishwasher beneath work surface, inset 1½ bowl single drainer stainless steel sink with mixer tap, wall tiling, pull out cooker hood above De Dietrich 4-ring ceramic hob, built-in electric double oven, wall cupboards, pull out larder cupboard beside space for fridge, drying cupboard with Ideal Mexico gas boiler, double glazed window to rear and door to side

Sitting Room

5.97m x 3.45m (19'7 x 11'4) plus recess by door, two radiators, large double glazed window providing seated view of garden and double glazed doors to main terrace

First Floor

Landing

4.00m max x 3.10m max (13'1 x 10'2) plus stairs, double airing cupboard, radiator, hatch with pull down ladder to LARGE LOFT

Bedroom 1

5.27m max x 3.63m max (17'3 x 11'11) radiator beneath double glazed window to side, DRESSING AREA to far end having built-in double wardrobe and second radiator beneath double glazed window to rear - N.B. Dressing Area provides possible scope to create an en suite

Bedroom 2

5.13m max x 3.55m (16'10 x 11'8) shelves beside chimney breast and wall cupboard, two radiators, triple aspect with double glazed windows to front and both sides

Bedroom 3

5.27m x 2.86m (17'3 x 9'5) two radiators, double glazed windows to front and rear

Bedroom 4

3.13m x 2.38m (10'3 x 7'10) radiator, double glazed windows to front and side

Bathroom

2.11m x 2.09m (6'11 x 6'10) panelled bath with mixer tap and shower attachment having hinged screen over, twin wash basins with mixer taps set into tiled surface with cupboards beneath, tiled walls with inset mirror, heated towel rail, radiator, tiled floor, double glazed window to rear

Separate WC

low level suite, tiled floor, double glazed window to rear

Roof Space

Large Loft

7.52m max x 5.8m max (24'8 x 19'0) boarded to provide great storage, cold water tank and light

Outside

Front Garden

borders and area of lawn with central magnolia tree, paved driveway and path across front of house leading to secondary side access with wrought iron gate

Garage

5.46m x 2.78m (17'11 x 9'1) up and over door, water tap, light and power, wall cupboards and work bench, door to side

Rear Garden

about 30.65m x 19m max to far end (100ft x 62ft) paved terrace by doors from sitting room with southerly aspect, path to secondary side access, outside lights, power point and water tap, paved path to side access adjacent to garage, garden then laid to lawn and wonderfully secluded with beautiful borders including shrubs and plants providing colour throughout the year, mature trees enhance the backdrop, shed 2.3m x 1.8m (7'6 x 5'11) to far corner

Additional Information

Council Tax

London Borough of Bromley - Band G