

Barnfield Wood Close, Barnfield Wood Close, BR3

Guide Price £3,000,000

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Please Quote Ref TH0310 For All Enquiries – Set within an exclusive close in a highly desirable Park Langley location, this breath-taking five bedroom detached family home (3,281 Sq.Ft) with double garage, off street parking and superb large private garden overlooking Langley Park Golf Club. The property has been beautifully appointed by the current owners, offering expansive accommodation over three floors, with elegant interiors, high quality finish and neutral palette throughout. Ideal for modern family life, within the catchment area for the ever-popular Langley Park schools, the property provides the perfect blend of luxury and convenience in this wonderful peaceful setting. Features include a double length triple aspect reception room, impressive open plan kitchen/diner/family room opening onto the garden, separate utility, versatile additional

reception/'library', four bath/shower rooms (two en-suite), gas central heating, UPVC double glazing, quality floor coverings, and ample bespoke inbuilt storage.

Externally, the garden provides a gardener's haven with sweeping lawns, well stocked borders and a fabulous terrace area for al fresco entertaining, overlooked by a truly awe-inspiring balcony/roof terrace accessed via the principal bedroom suite. Views over Langley Park Golf Club and its lake offer a true sense of space and tranquillity.

Accommodation comprises central entrance hall with turning staircase rising to the first floor leading into the triple aspect double length reception room with wood burning stove and ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan kitchen/diner/family room is flooded with natural light from near-full width tri-folding doors spilling out onto the external patio area and garden beyond. This wonderful room is truly the heart of the home, with fantastic space for all the family – as well as being the perfect area for formal and informal gatherings. The kitchen area comprises a quality range of bespoke fitted wall and base units with work surfaces and central island, incorporating inset sink unit, induction hob with overhead extractor, dual double wall mounted ovens, and further integrated appliances. A separate utility room offers additional work surfaces and appliance space, and a separate reception/'library' provides further versatile space, completing the ground floor accommodation.

To the first floor, there are three well proportioned bedrooms – with en-suite shower to the principal bedroom as well as access onto the roof terrace with panoramic views. The second bedroom also benefits from en-suite facilities, and a beautiful family bathroom with modern bath suite completes the first floor living space.

To the second floor, there are a further two bedrooms and a bathroom, as well as access to useful eaves storage space.

The property is very conveniently located within easy reach of West Wickham, Beckenham and Bromley South stations, each with excellent links into Central London, with numerous regular bus routes connecting the surrounding area. West Wickham and Beckenham each provide a variety of local shops and amenities, with Bromley town centre also close-by for a wider array of shops, bars, cafes and restaurants, as well as cinema and bowling complex and a host of other leisure facilities. The area is particularly well served by excellent schools including the neighbouring Langley Park schools, and golf courses including Langley Park itself.

Viewings are highly recommended.

Key Features

- Please Quote Ref TH0310 For All Enquiries
- Exclusive Langley Park Location
- Expansive Living Space Over Three Floors
- Four Bath/Shower Rooms (Two En-Suite)
- Close to Transport Links and Amenities
- Stunning Five Bedroom Detached Family Home (3,281 Sq.Ft)
- Breath-Taking Views Over Golf Club
- Superb Open Plan Kitchen/Diner/Family Room
- Roof Terrace and Outstanding Private Garden
- Catchment for Langley Park Schools

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Approximate Gross Internal Area = 304.8 sq m / 3281 sq ft
 Outbuilding = 42.8 sq m / 461 sq ft
 Total = 347.6 sq m / 3742 sq ft
 (Including Double Garage & Excluding Void / Eaves Storage)

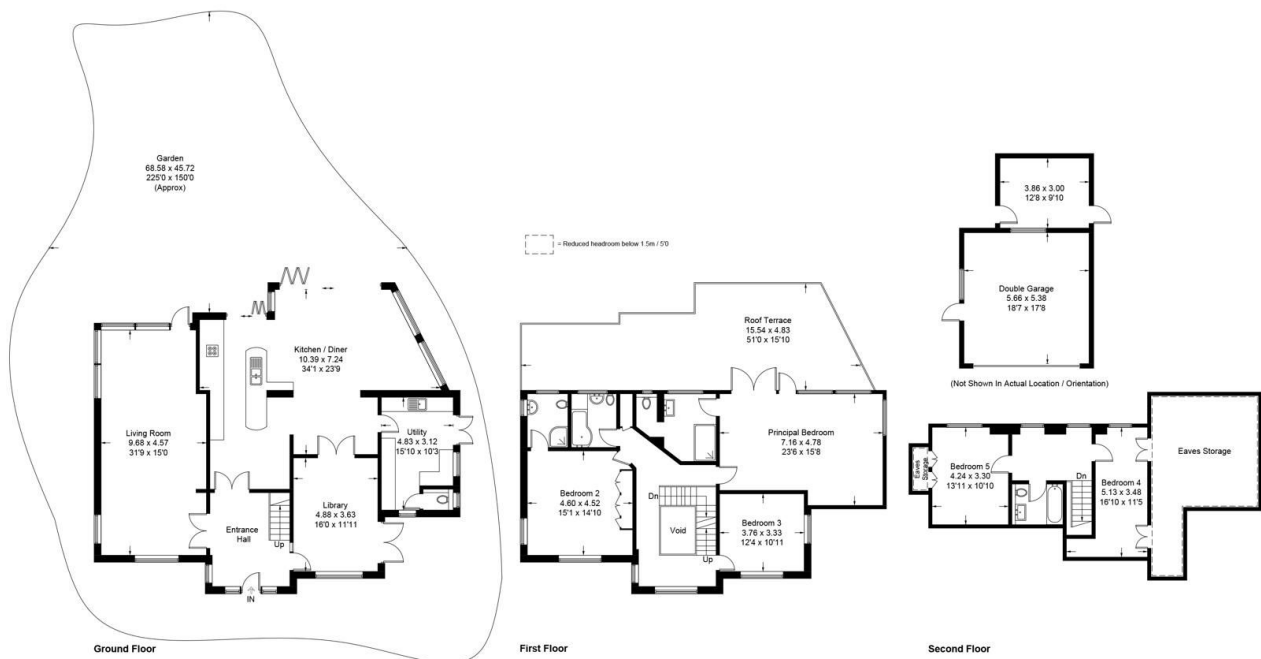


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