



GUIDE PRICE

£1,500,000

Barfield Road

, BR1 2HS

PROPERTY SUMMARY

****GUIDE PRICE £1,500,000 -£1,600,000**** This exceptional four/five bedroom detached family home, offering over 2,500 sq. ft. of beautifully appointed and versatile living accommodation. Thoughtfully designed and impeccably maintained throughout, the property provides a perfect blend of modern comfort and elegant style having been built with high end designer tiles, marble and wood. Further potential to extend if desired (STPP). Conveniently positioned just 0.5 miles from both Chislehurst and Bickley train stations, this home is ideally located for commuters, while highly regarded schools such as Bromley High and Bullers Wood are also close by, making it an excellent choice for families. The impressive entrance hallway sets the tone for the property, leading to a spacious and light-filled reception room perfect for relaxing or entertaining guests, with a built-in 7.1 home cinema. The heart of the home is undoubtedly the open-plan kitchen and dining area, featuring contemporary fittings, ample storage and high-quality appliances. This space seamlessly flows into a large and charming summer room that enjoys views across the beautifully landscaped rear garden, creating a wonderful setting for family gatherings or quiet evenings. The house has centrally controlled lights and AV distribution. There is wet underfloor heating on the ground floor which also includes a utility room with built-in storage, a guest cloakroom and generously sized bedroom with modern en-suite shower room. On the first floor the luxurious principal bedroom offers a true retreat, complete with a dressing area and stylish en-suite bathroom. Two additional double bedrooms provide ample space for kids or as home offices, while a smaller double room currently serves as a dressing room but could be converted back to a bedroom or study. A modern family bath and shower room completes the accommodation on this level. Externally, the rear South facing garden extends to approximately 100ft and has been beautif

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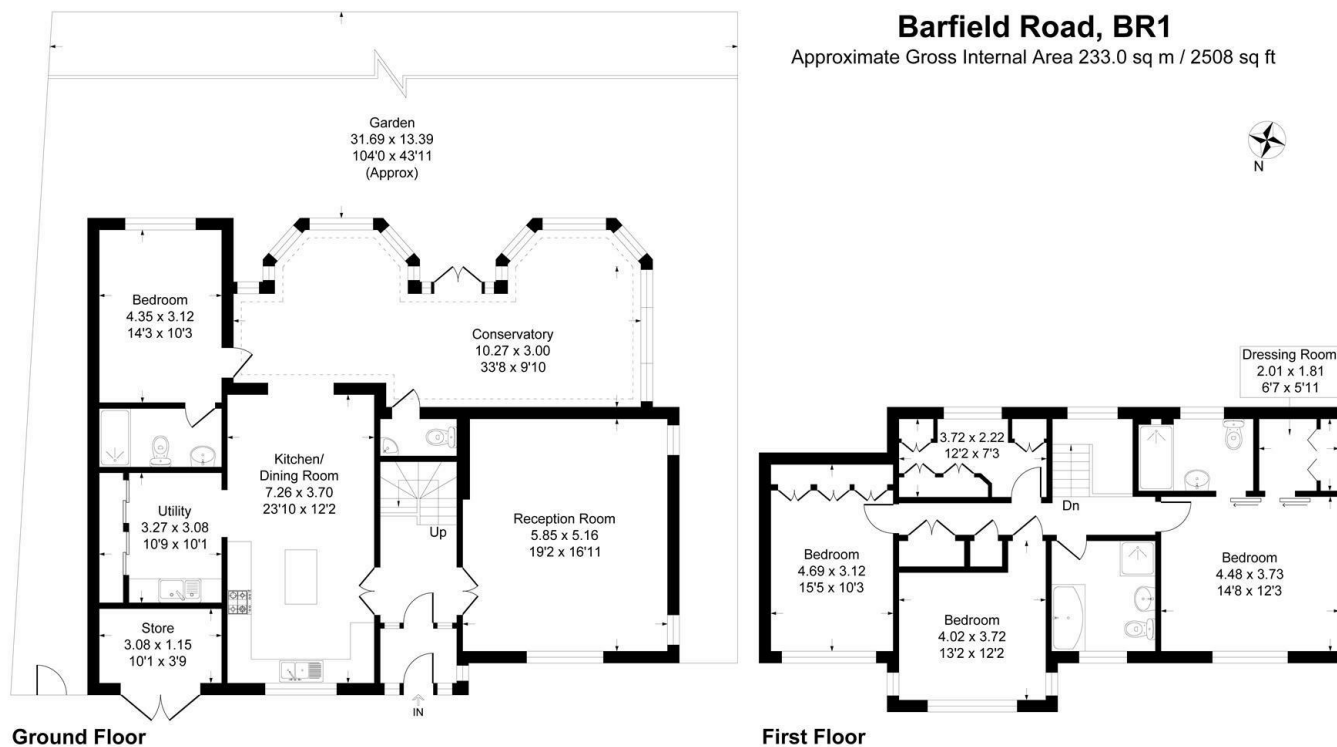
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING:

C

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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