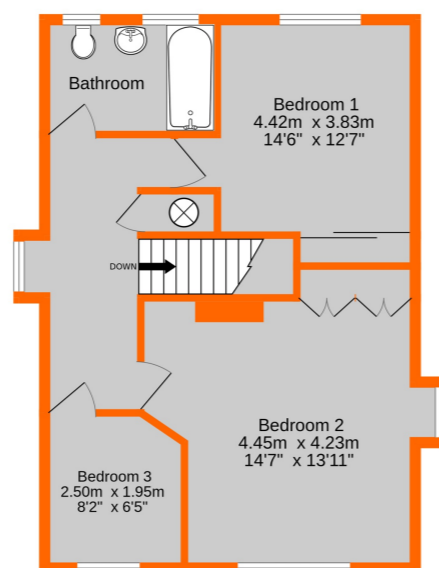
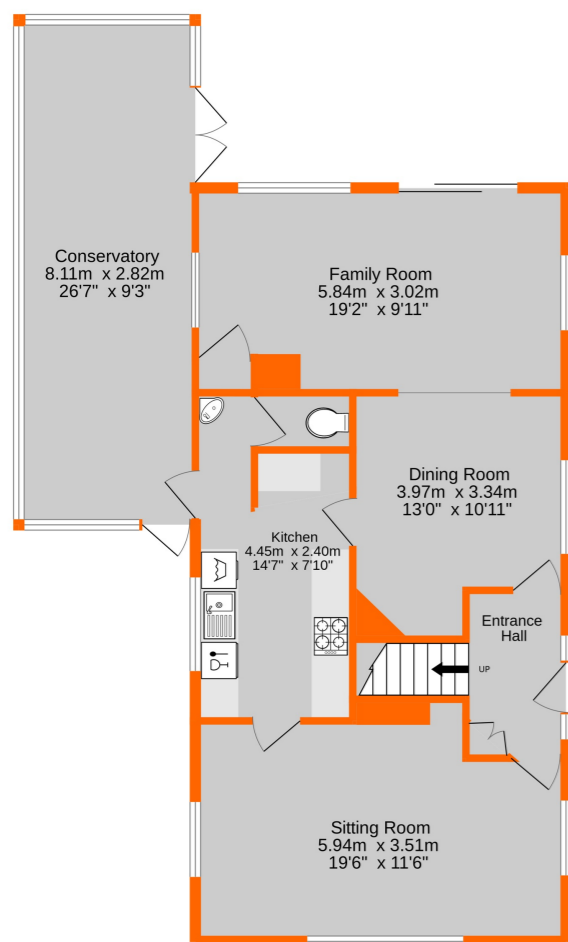


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			72
			EU Directive 2002/91/EC

Ground Floor
93.7 sq.m. (1009 sq.ft.) approx.

1st Floor
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA : 146.5 sq.m. (1577 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2025



Viewing by appointment with our Park Langley Office - 020 8658 5588

91 Hayes Way, Park Langley, Beckenham BR3 6RR

£865,000 Freehold

- Dutch barn design detached house
- Three bedrooms plus family bathroom
- Extended ground floor accommodation
- Gated rear access via Hayes Lane
- Popular Park Langley location
- Large 41m/134ft rear garden
- Conservatory plus three reception rooms
- Scope to update and improve

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



91 Hayes Way, Park Langley, Beckenham BR3 6RR

A wonderful opportunity to obtain a detached house in the sought after Park Langley area. The Dutch barn design, known for their broad gabled roofs, can be found in the middle section of Hayes Way and this particular property has been extended to the rear now providing three reception areas to the ground floor along with a large conservatory to the side, making a fourth area. A stand out feature is the sizeable rear garden, with added benefit of a dropped kerb from Hayes Lane providing established rear access. The property requires modernisation but is neat and tidy, ready to move in to.

Location

The property is situated in the section of Hayes Way between Brabourne Rise and Whitecroft Way. There are local shops on the corner of Pickhurst Lane and Westmoreland Road and also by the Park Langley roundabout on Wickham Road. Local schools include the popular Langley Park Primary and Secondary Schools for boys and girls as well as Unicorn Primary School and Highfield Infant and Junior Schools. Bromley High Street with national stores and Bromley South Station is about a mile and a half away. Beckenham Junction station is a little over a mile away with services to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

2.17m max x 1.79m max (7' 1" x 5' 10") to include coat cupboard, radiator, plate rail, hardwood front door with glazed insert and feature leaded light windows either side

Sitting Room

5.94m x 3.51m max (19' 6" x 11' 6") Claygate fireplace with grate for open fire, two radiators, shelved display cabinets, plate rail, double glazed windows to both sides and front

Kitchen

4.45m max x 2.4m max (14' 7" x 7' 10") to include fitted cupboard housing Worcester boiler, fuse box, electric meter and gas meter, base cupboards and drawers with matching eye level units, work surface areas, inset 1½ bowl sink and drainer plus mixer tap, integrated Whirlpool dishwasher, plumbing for washing machine, stainless steel extractor hood above 4-ring Whirlpool gas hob and Stoves electric double oven beneath, wall tiling, tiled floor, space for upright fridge/freezer, double glazed window to side, doorway to

Inner Lobby

1.64m x 1.03m max (5' 5" x 3' 5") tiled floor, radiator, corner wall mounted basin with tiled splashback, door with glazed insert to conservatory and door to cloakroom

Cloakroom

1.41m x 0.91m (4' 8" x 3' 0") tiled floor, white low level wc

Conservatory

8.11m x 2.82m (26' 7" x 9' 3") electric Dimplex heater, double glazed windows and door to front with small courtyard area and gated access to driveway, double glazed windows to rear with matching windows and double doors to side leading to terrace

Dining Room

3.97m max x 3.34m (13' 0" x 10' 11") brick fireplace with open grate, radiator beneath double glazed window to side, large opening to family room

Family Room

5.84m x 3.02m (19' 2" x 9' 11") radiator, shelved display cupboard, double glazed windows either side and rear plus double glazed sliding patio doors to rear garden

First Floor

Landing

4.52m x 1.64m max (14' 10" x 5' 5") airing cupboard housing hot water cylinder, trap to loft, radiator beneath double glazed window to side

Bedroom 1

4.42m max x 3.83m max (14' 6" x 12' 7") to include triple wardrobe with sliding doors and locker cupboards above, radiator beneath double glazed window to rear

Bedroom 2

4.45m max x 4.23m max (14' 7" x 13' 11") to include recess by door and pair of fitted double wardrobes with locker cupboards above, radiator, double glazed windows to side and front

Bedroom 3

2.5m max x 1.95m max (8' 2" x 6' 5") radiator, double glazed window to front

Family Bathroom

2.58m x 1.88m (8' 6" x 6' 2") white panelled bath with mixer tap and separate electric Mira shower over, low level wc and pedestal wash basin with mixer tap, radiator, fully tiled walls, floor tiling, double glazed windows to rear

Outside

Front Garden

driveway and brick path to front door surrounded by lawn areas

Rear Garden

41m x 11.65m (134' 6" x 38' 3") full width paved terrace, gated access to side with brick pathway leading to front door and garden, water tap, external power supply, meandering paved pathway to side of large lawn area, large space surrounding single garage in need of attention or replacing having gated access from Hayes Lane with dropped kerb

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

