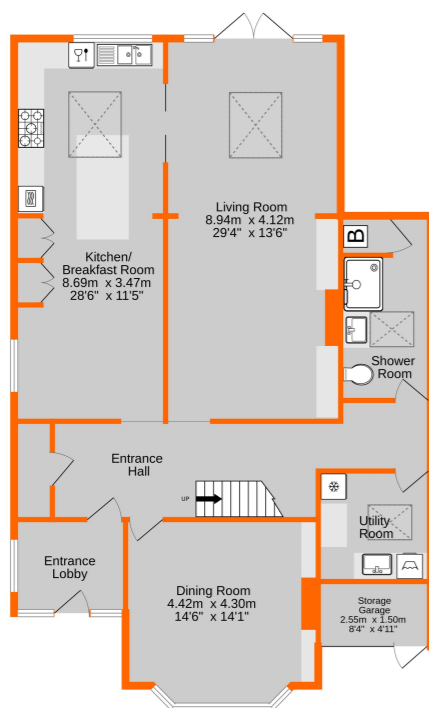
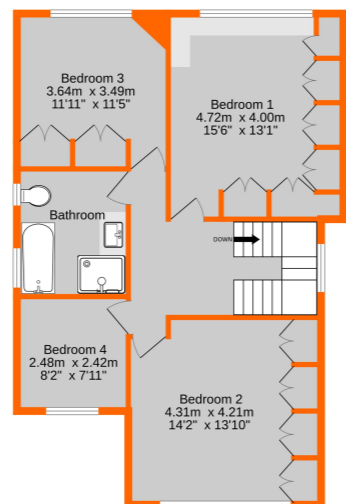


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

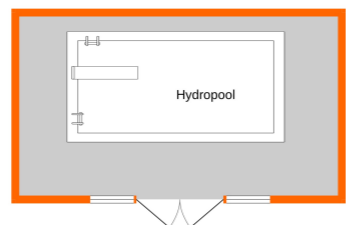
Ground Floor
123.9 sq.m. (1334 sq.ft.) approx.



First Floor
75.4 sq.m. (812 sq.ft.) approx.



Chalet/ Hydropool
32.2 sq.m. (347 sq.ft.) approx.



Chalet/Hydropool & Storage Garage Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 199.3 sq.m. (2145 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

71 Hayes Lane, Beckenham, Kent BR3 6RE Offers in Excess of £1,195,000 Freehold

- Family home in pristine "move in" condition
- Impressive 8.7m/28ft kitchen/breakfast room
- Four bedrooms and two bathrooms
- Spacious entrance hall and utility room
- Extensively refurbished and upgraded
- 8.9m/29ft living room and large dining room
- Abundant wardrobes in largest bedrooms
- Landscaped garden with indoor Hydropool

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 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

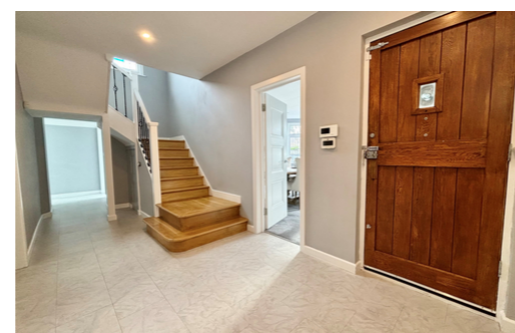


71 Hayes Lane, Beckenham, Kent BR3 6RE

CHAIN FREE and ideal if you don't want to do work, this fabulous detached house has been subject to recent comprehensive refurbishment to offer immaculate accommodation with modern central heating, air conditioning (as mentioned), Amtico flooring, replacement windows and indoor HYDROPOOL at end of professionally landscaped garden. Extended ground floor accommodation with wonderfully spacious living room, equally generous fitted kitchen/breakfast room and well proportioned dining room. Amtico flooring in hall matches the kitchen and continues to utility room and generous shower room. Four bedrooms off landing with abundance of fitted wardrobes in larger rooms and main bathroom includes large bath and separate shower. The quality finish continues outside with gated access to bonded gravel driveway giving plenty of parking, secure storage shed/container beside alfresco dining area and Astroturf lawn.

Location

Approaching from the Park Langley roundabout this property will be found on the left-hand side after the turning into Quinton Close and before Scotts Lane. Local shops are available on Wickham Road, by the Park Langley roundabout, along with a Tesco Express. Shortlands Station (Victoria/Cannon Street) and shops are about three quarters of a mile away. Clare House and Highfield Primary Schools are approximately a third and two-thirds of a mile away, respectively and the Langley Park Schools (Primary and Secondary) are less than a mile away along with Unicorn Primary off South Eden Park Road.



Ground Floor

Entrance Lobby

2.32m x 2.08m (7'7 x 6'10) double glazed panels beside door from driveway, further double glazed window to side, radiator, chequerboard tiling, front door to

Entrance Hall

8.71m max x 2.25m (28'7 x 7'5) includes cupboard beneath stairs, large walk-in coat cupboard having hanging rails and shelves to either side, two radiators, Amtico flooring

Dining Room

4.42m max x 4.3m max (14'6 x 14'1) includes fitted base cupboards either side of chimney breast, radiator, wide bay with double glazed windows to front

Magnificent Living Room

8.94m max x 4.12m max (29'4 x 13'6) includes fitted base cupboards either side of chimney breast, two radiators, air conditioning unit, double glazed Velux window with electrically operated solar powered blind and full height double glazed panels beside doors to garden, sliding pocket double doors to kitchen

Kitchen/Breakfast Room

8.69m x 3.47m (28'6 x 11'5) bespoke fitted kitchen having extensive range of base cupboards and drawers including deep pan drawers plus integrated dishwasher beneath quartz work surfaces, twin stainless steel sinks with shower spray mixer tap, Neff cooker hood above 5-burner gas hob, built-in Neff electric oven with "slide and hide" door plus matching combination microwave, full height storage cupboards plus matching integrated fridge and freezer, large island unit having quartz top extending to breakfast bar with cupboards, wine racks and wine fridge beneath, Amtico flooring continuing to spacious BREAKFAST/FAMILY AREA, radiator, large double glazed Velux window with solar powered electric blind plus double glazed windows to side and rear

Utility Room

2.41m x 2.4m (7'11 x 7'10) large stainless steel sink with wood block surround plus shower spray mixer tap and stainless steel splashback, base cupboards beside space for upright fridge/freezer, double wall cupboard, space for washing machine and stacked tumble dryer, Amtico flooring, double glazed Velux window

Shower Room

4.34m x 1.64m (14'3 x 5'5) includes cupboard to far end with modern Worcester gas fired boiler, large tiled shower cubicle with sliding door, wash basin with mixer tap having double cupboard beneath, low level wc, chrome heated towel rail, mirrored cabinet and attractive tiling above basin, downlights, extractor fan, Amtico flooring, double glazed Velux window to side

First Floor

Landing

4.43m x 2.26m (14'6 x 7'5) plus additional area by door to bathroom, hatch to loft, radiator, Daikin air conditioning unit, feature double glazed colour stained window to side

Bedroom 1

4.72m x 4.00m (15'6 x 13'1) includes extensive range of fitted wardrobes to two walls providing comprehensive storage plus matching base units with drawers, electric radiator, double glazed window to rear

Bedroom 2

4.31m max x 4.21m max (14'2 x 13'10) includes extensive range of fitted wardrobes to one wall, radiator, double glazed window to front

Bedroom 3

3.49m x 3.64m (11'5 x 11'11) includes pair of fitted double wardrobes, wood finish flooring, radiator, double glazed window to rear

Bedroom 4

2.48m x 2.42m (8'2 x 7'11) wood finish flooring, radiator, double glazed window to front

Impressive Bathroom

2.93m x 2.35m (9'7 x 7'9) large white panelled bath with mixer tap and shower attachment, tiled shower cubicle with sliding door having fixed overhead shower plus hand shower, white low level wc, wash basin set into base unit with marble top having cupboards beneath, tiled walls, chrome heated towel rail, tiled floor, extractor fan, double glazed windows to side

Outside

Front Garden

immaculate driveway accessed via electrically operated gates, extensive bonded gravel drive providing ample parking with contrasting edging and defined border with established shrubs, outside lights, external power points by entrance lobby, locked gate to side access, EV charging point beside shortened GARAGE STORAGE 2.55m x 1.5m (8'4 x 4'11) with hinged door beside matching front panels, light and power

Rear Garden

about 27.6m x 11m max (90ft x 36ft beautifully landscaped with rolled gravel terrace extending to side access pathway, covered area to one side of terrace with retractable awning beneath opaque panels, security door to storage shed/container (3.73m x 1.94m/12'3 x 6'4) timber clad internally with light and power. Astroturf lawn beyond terrace and immaculate borders with bark chippings and established shrubs, water tap to rear of storage shed, external power supply, composite decking to far end with steps to raised level in front of indoor HydroPool within purpose built CHALET 7.5m x 4.3m (24'7 x 14'2) with light and power, dehumidifier and composite decking surrounding 5m (16'6) HYDROPOOL with swim resistor and Jacuzzi area to one end,

Additional Information

Council Tax

London Borough of Bromley - Band G