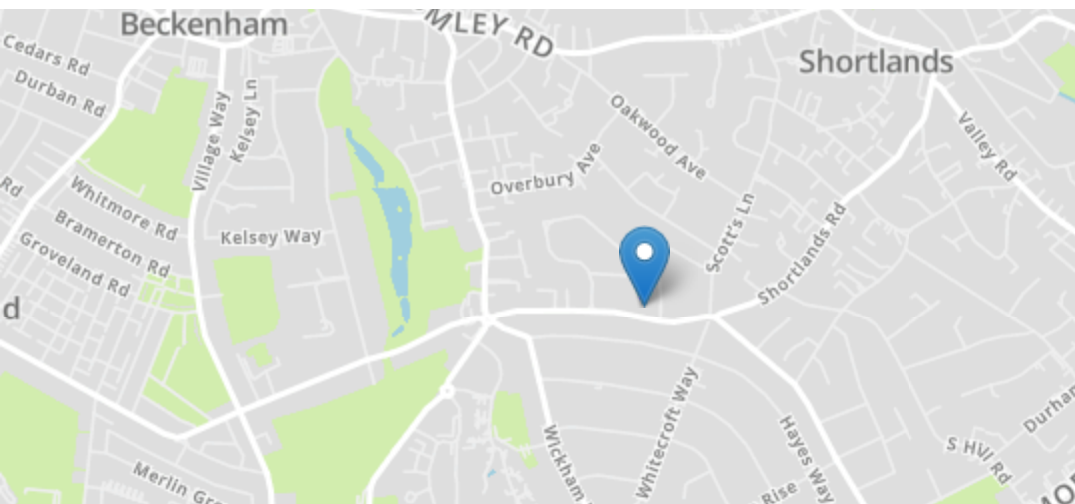
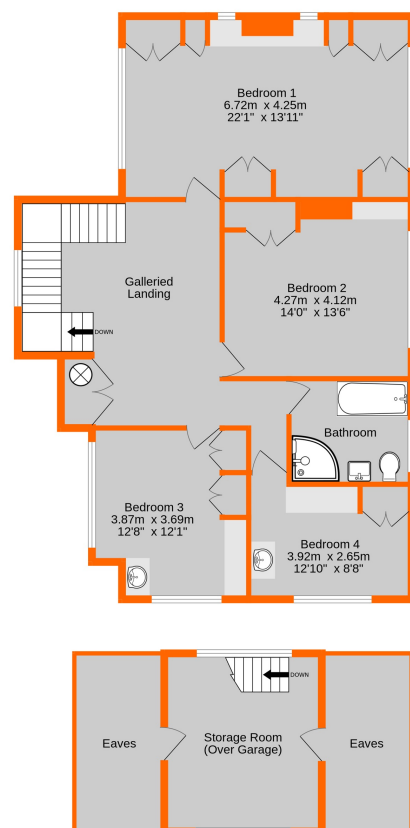
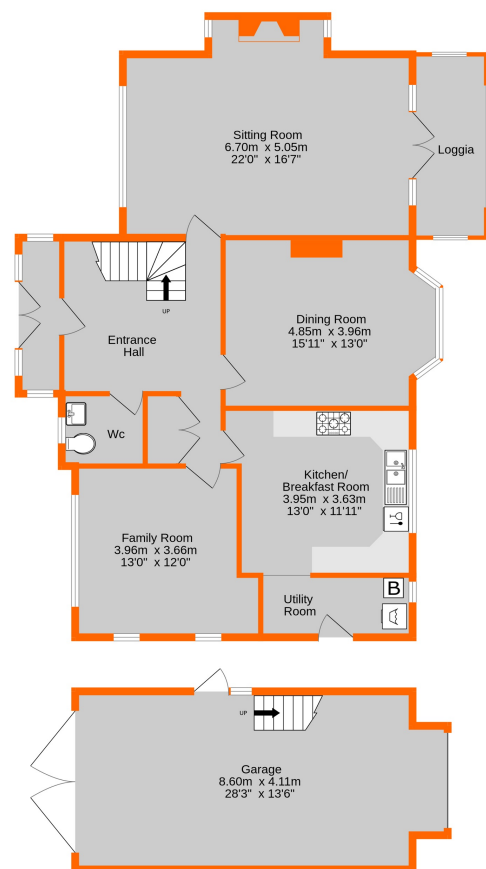




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
142.7 sq.m. (1536 sq.ft.) approx.

1st Floor
117.8 sq.m. (1268 sq.ft.) approx.



Garage Sq.M & Storage Room Over Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 260.5 sq.m. (2804 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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



George Proctor & Partners trading as Proctors



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

63 Hayes Lane, Beckenham BR3 6RE

£1,375,000 Freehold

- Impressive detached house on wide plot
- Great potential to extend or convert loft
- Delightful entrance hall and galleried landing
- Four bedrooms with huge main bedroom
- Less than a mile from Langley Park Schools
- Large double length garage with room above
- Three delightful and elegant reception rooms
- In-and-out driveway giving ample parking

63 Hayes Lane, Beckenham BR3 6RE

Commanding detached house in sought after location just a short distance from the PARK LANGLEY roundabout. Wonderful potential to extend and improve this "landmark" property and create an outstanding family home to rival some of the best houses on the road and in the vicinity, subject to planning permission and other necessary consents. Wide (about 23m/75ft) frontage with in-and-out driveway and large detached garage beside the house having first floor storage room, adding further potential for accommodation or extension. Four bedrooms arranged off galleried landing including vast main bedroom plus THREE RECEPTION ROOMS approached via delightful entrance hall. Attractive loggia to rear of sitting room enjoying views over garden with the generous plot giving wonderful space for a family.

Location

Approaching from the Park Langley roundabout this property will be found on the left-hand side, on the corner of Quinton Close. The popular Park Langley shops are available on Wickham Road by the roundabout along with a Tesco Express and Majestic Wine just across the road. Gates to Kelsey Park are situated on Stone Park Avenue and Wickham Road, about a quarter of a mile away. The popular Langley Park Secondary Schools and Primary School are in the vicinity as well as Unicorn, Highfield and Clare House Primary Schools. The property is convenient for three mainline stations to London, and both Beckenham and Bromley High Street are about a mile away. Local sports facilities include Langley Park Golf Club, Park Langley Tennis Club and David Lloyd Club, situated on Stanhope Grove.



Ground Floor

Enclosed Porch

double glazed doors and windows, quarry tiled floor

Entrance Hall

5.14m max x 3.69m max (16'10 x 12'1) includes cupboard beneath stairs and built-in cupboard with hanging and shelves, radiator, plate rail, colour stained double glazed window to side above stairs

Cloakroom

1.66m x 1.49m (5'5 x 4'11) white low level wc, wash basin with mixer having glazed shelf beneath, wall tiling, radiator, tiled floor, extractor fan, double glazed window to front

Sitting Room

6.7m max x 5.05m max (22'0 x 16'7) into Inglenook with double glazed windows and handsome brick built fireplace, two radiators, large double glazed window to front and double glazed windows surrounding doors to loggia and garden

Dining Room

4.85m max x 3.96m max (15'11 x 13'0) another generous room with two radiators and wide bay having double glazed windows to rear

Family Room

3.96m x 3.66m (13'0 x 12'0) plus arched display recess with shelves above built-in base cupboard, colour stained porthole windows to side, radiator beneath double glazed window to front

Kitchen/Breakfast Room

3.95m x 3.63m (13'0 x 11'11) plus recess by door, base cupboards and drawers beneath work surfaces plus space for dishwasher, built-in cooker hood above Smeg range cooker with 5-burner gas hob, inset single drainer 1½ bowl sink with mixer tap, wall tiling above work surfaces, eye level cupboards, space for upright fridge/freezer, ample space for table, tiled floor, radiator, double glazed window to rear

Utility Room

3.55m x 1.36m (11'8 x 4'6) tiled floor, space for washing machine and stacked tumble dryer beside Glow-worm Hideaway gas boiler, double glazed window and door to side

First Floor

Galleried Landing

4.68m x 3.36m (15'4 x 11'0) plus additional area with airing cupboard and hatch to loft, feature staircase, radiator, large double glazed window to front

Bedroom 1

6.72m x 4.25m max (22'1 x 13'11) includes fitted double wardrobes beside recess for large double bed, additional wardrobes and base units including dressing table, two radiators, double glazed windows to front, side and rear

Bedroom 2

4.27m x 4.12m max (14'0 x 13'6) includes fitted double wardrobe and desk unit with base cupboards and drawers, radiator beneath double glazed window to rear

Bedroom 3

3.87m max x 3.69m max (12'8 x 12'1) includes tiled recess with inset wash basin having cupboard beneath, fitted wardrobes and dressing table, radiator, double glazed windows to front and side

Bedroom 4

3.96m x 2.65m (13'0 x 8'8) plus recess by door, includes fitted double wardrobe, wash basin set into base unit with cupboard beneath, shaver point, radiator, double glazed window to side

Family Bathroom

2.9m x 2.19m (9'6 x 7'2) white panelled bath with mixer tap and shower attachment, low level wc, pedestal wash basin, tiled corner shower cubicle with sliding doors, wall tiling, heated towel rail, radiator, double glazed window to rear

Outside

Detached Double Length Garage

8.6m x 4.11m max (28'3 x 13'6) doors to front and up and over door to rear providing through access if required, light and power, window and door to side, steep stairs to first floor STORAGE ROOM 4.11m x 3.64m (13'6 x 11'11) doors to eaves at front and rear, dormers with windows to either side

Rear Garden

about 21m x 23m (67ft x 75ft) extensive paved terrace with path between garage and house leading to lockable gate in brick arch, store cupboards plus summerhouse to side of terrace, outside tap, external power points, attractive LOGGIA 4.33m x 1.32m (14'2 x 4'4) to rear of sitting room, then laid to lawn with paved path to either side of garden to fenced rear boundary

Additional Information

Council Tax

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

Building Plot

The area of land beyond the rear boundary is available separately as a potential building plot. Whilst there is not current planning permission for this, previous planning permission was granted on appeal in 2011 for a four bedroom two storey dwelling on this land, accessed via Quinton Close.

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