





## 91 Hayes Way, Park Langley, Beckenham, Kent BR3 6RR

A wonderful opportunity to obtain a detached house in the sought after Park Langley area. The Dutch barn design, know 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](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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