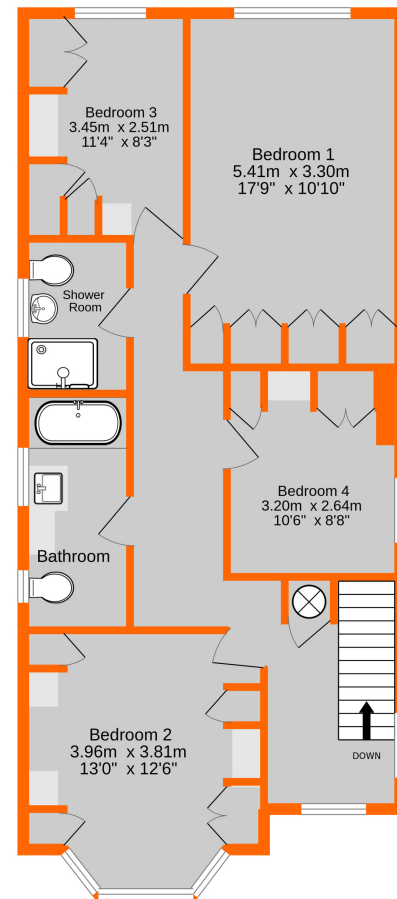
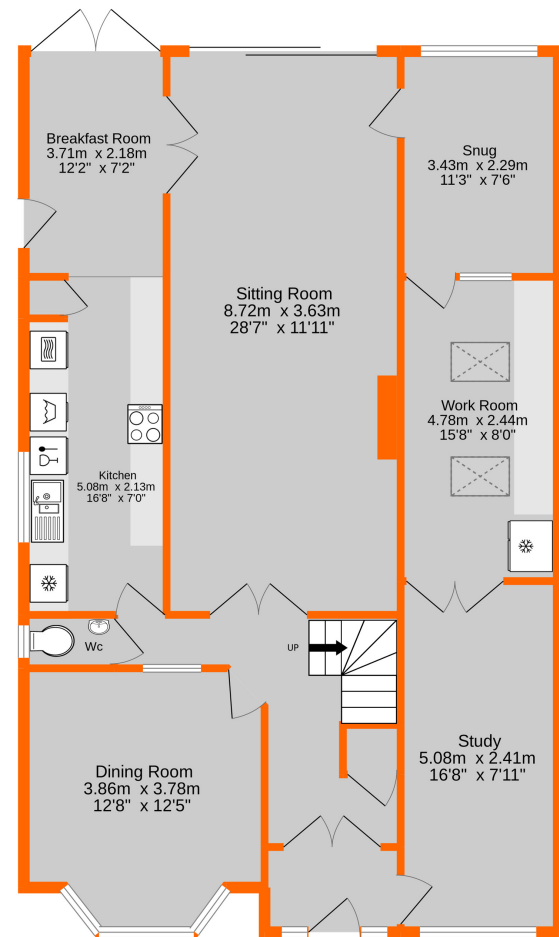


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

First Floor



TOTAL FLOOR AREA : 186.7 sq.m. (2010 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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Viewing by appointment with our Park Langley Office - 020 8658 5588

60 Hayes Way, Park Langley, Beckenham BR3 6RS

£1,250,000 Freehold

- Sought after location in Park Langley
- Spacious and extended accommodation
- Fitted kitchen open to breakfast room
- Four good size first floor bedrooms
- Beautiful and sunny 40m (130ft) garden
- Ample space to work from home
- Impressive 8.8m (29ft) main sitting room
- Bathroom, shower room and cloakroom

60 Hayes Way, Park Langley, Beckenham BR3 6RS

Extended detached family home in great location with 40m (130ft) rear garden enjoying a sunny south westerly aspect. Double storey rear extension provides particularly spacious accommodation with impressive sitting room, breakfast room open to fitted kitchen and separate dining room as well as four good size bedrooms on first floor plus generous bathroom and a separate shower room, re-appointed in 2024. Side extension has created three further rooms including a study, work room and snug, ideal if family members are working from home. The large rear garden is a wonderful feature, beautifully maintained with a large sunny terrace and extensive lawn, whilst the front garden is also landscaped and provides off road parking for several cars. With excellent local schools, this property is perfect for a family with generous rooms and possible scope for loft conversion, subject to planning permission.

Location

This property is situated in the section of Hayes Way between Whitecroft Way and Brabourne Rise. Schools in the area include the popular Langley Park Primary and Secondary Schools as well as Unicorn and Highfield Primary Schools. Local shops are available on Wickham Road by the Park Langley roundabout and a wider range of amenities will be found in Beckenham and Bromley, which are both a little over a mile away. Trains run from Beckenham Junction to Victoria and there are also trams to Croydon and Wimbledon. Shortlands station (Victoria and Blackfriars) is just under a mile away.



Ground Floor

Entrance Hall

4.98m x 2.67m max (16'4 x 8'9) to include staircase plus additional area leading to kitchen and cloakroom, wood finish flooring, radiator, coat cupboard plus further low level cupboard beneath stairs, feature windows matching double glazed panes to front door

Cloakroom

white low level wc and wash basin with mixer tap, wall tiling, tiled floor, double glazed window to side

Dining Room

3.86m max x 3.78m (12'8 x 12'5) radiator set into wide bay with double glazed windows to front

Study

5.08m x 2.41m (16'8 x 7'11) wood finish flooring, downlights, radiator, double glazed window to front and glazed double doors to rear

Work Room

4.78m x 2.44m (15'8 x 8'0) wood finish flooring, radiator, fitted work surface to one wall with base cupboards and drawers beneath, eye level cupboards, space for upright fridge/freezer, two double glazed Velux windows to side

Snug

3.43m x 2.29m (11'3 x 7'6) wood finish flooring, electric radiator, double glazed window to rear, glazed door and window to work room

Impressive Sitting Room

8.79m x 3.66m (28'10 x 12'0) extended to rear, limestone fireplace with living flame gas fire, two radiators, double glazed patio doors to garden and glazed double doors to breakfast room

Kitchen

5.08m x 2.13m (16'8 x 7'0) well appointed with good range of base cupboards and drawers including deep pan drawers beneath extensive work surfaces plus washing machine and dishwasher, inset 1½ bowl single drainer sink with mixer tap, cooker hood above AEG touch control Induction hob, integrated upright fridge/freezer, good range of eye level cupboards, Bosch built-in electric double oven with cupboards above and below having full height larder cupboard to one side, tiled floor, downlights, double glazed window to side, open plan to rear

Breakfast Room

3.71m x 2.18m (12'2 x 7'2) wood finish flooring, radiator, double glazed door to side plus further double glazed doors to terrace and garden

First Floor

Spacious Landing

airing cupboard with hot water cylinder, hatch with ladder to large loft, double glazed windows to front and side

Bedroom 1

5.49m x 3.30m (18'0 x 10'10) includes full width range of wardrobes, radiator, double glazed window to rear

Bedroom 2

3.96m x 3.81m (13'0 x 12'6) includes fitted wardrobe and bedside unit either side of recess for double bed with high level cupboards above, further fitted wardrobes and chest of drawers with high level cupboard above, radiator, double glazed bay window to front

Bedroom 3

3.45m x 2.51m (11'4 x 8'3) includes fitted wardrobes and dressing table with high level cupboards above plus additional chest of drawers, radiator, double glazed window to rear

Bedroom 4

3.20m x 2.64m max (10'6 x 8'8) includes fitted wardrobes and dressing table with mirror and high level cupboards above, radiator, double glazed window to side

Bathroom

3.15m x 1.68m (10'4 x 5'6) well appointed with large white panelled bath having central mixer tap plus built-in shower over, mixer tap to preformed sink extending to work surface with cupboards beneath, white low level wc, wall tiling, large heated towel rail, wall mirror with shaver point, tiled floor, double glazed windows to side

Shower Room

2.64m x 1.68m (8'8 x 5'6) re-appointed in 2024 with large walk-in shower cubicle having glazed screens and Aqualisa shower, white pedestal wash basin with mixer tap, low level wc, fully tiled walls, chrome heated towel rail, extractor fan, mirror fronted wall cabinet, downlights, double glazed window to side

Outside

Front Garden

shaped area of lawn with brick edging and flower bed border beside brick paved driveway providing ample parking for several cars

Rear Garden

about 40m (130ft) enjoying the best of the sunshine with south westerly aspect having full width paved terrace to rear of house and gravelled side access with wrought iron gate set into archway to front driveway, outside tap, raised flower beds, extensive lawn with paved pathway to one side of garden leading to additional paved area at far end and large two part timber shed

Additional Information

Council Tax

London Borough of Bromley Band G

