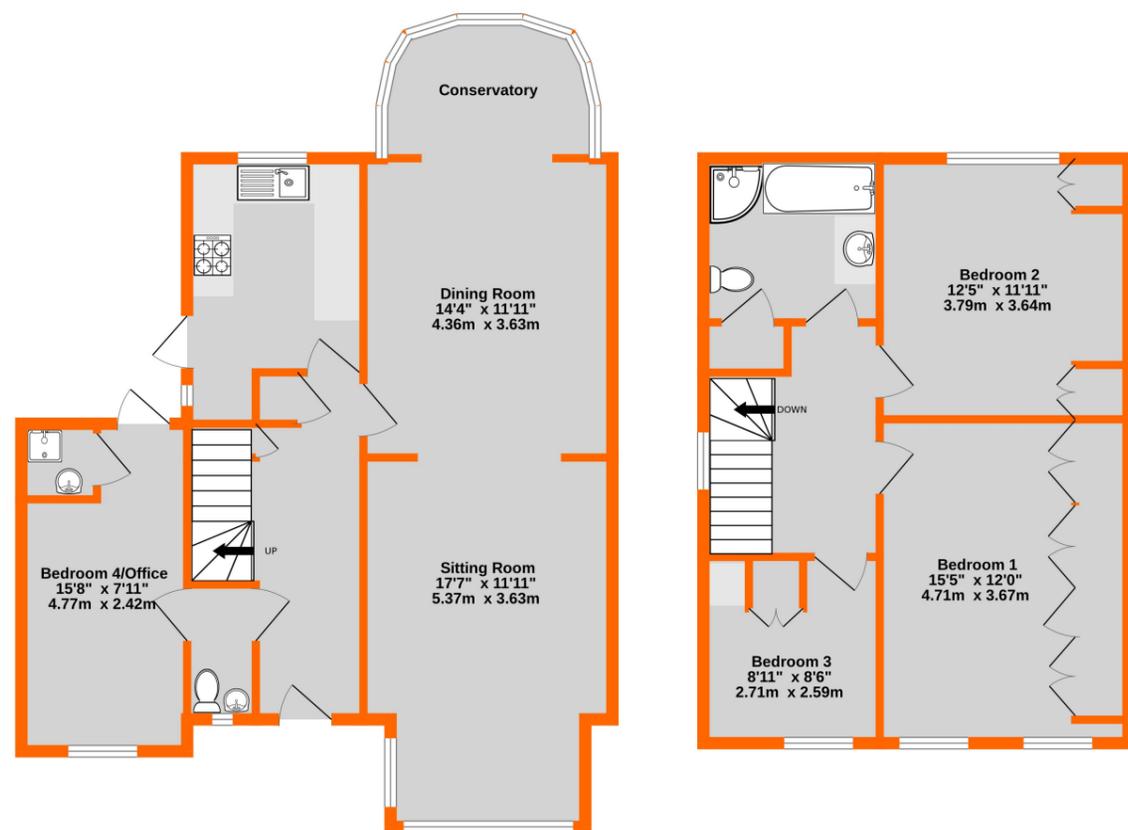


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		55	78
England, Scotland & Wales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

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1373sq.ft (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. 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](http://www.proctors.london)



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

41 Hayes Lane, Beckenham, Kent BR3 6RE

**£1,045,000 Freehold**

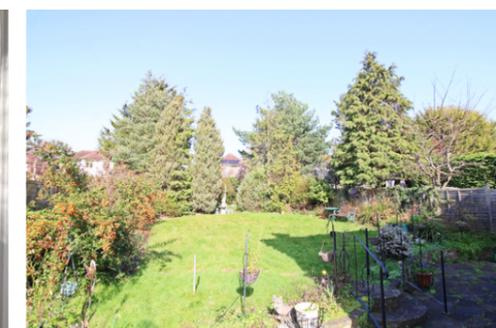
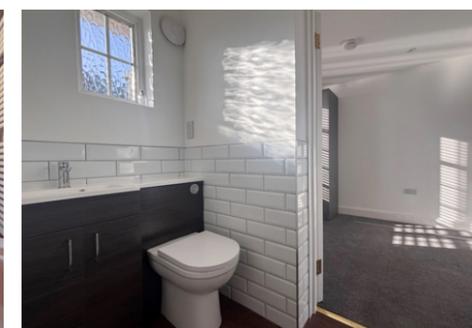
- Three bedroom detached house with potential
- On the market with NO ONWARD CHAIN
- Ground floor study/bedroom with shower
- In-and-out driveway with ample parking
- PLANNING PERMISSION granted for extension
- Very spacious open plan reception areas
- Rear garden is almost 30m (100ft) in length
- In the vicinity of sought after schools

## 41 Hayes Lane, Beckenham, Kent BR3 6RE

A fantastic opportunity to improve and extend (subject to preference), this detached house with NO ONWARD CHAIN only a short distance from Park Langley roundabout, benefits from planning permission for a rear double storey extension and continued accommodation into the second floor space, creating a fabulous family home in keeping with others that have been comprehensively redeveloped on the road. The garage has already been adapted to create a third reception room, currently incorporating a shower room and offering flexible use as a fourth bedroom if required. The remaining accommodation provides traditional yet versatile living spaces, with open-plan reception rooms incorporating a conservatory. To the first floor are three well-proportioned bedrooms alongside a family bathroom. Externally, the property boasts an impressive in-and-out driveway providing ample off-road parking, together with a generously sized rear garden.

### Location

Approaching from the Park Langley roundabout this property will be found on the left-hand side after the turning into Kenwood Drive. 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 Hall

5.05m x 2.59m max (16'7 x 8'6) includes cupboard beneath stairs, coat cupboard and radiator

#### Cloakroom

1.97m x 1.04m (6'6 x 3'5) white low level wc with concealed cistern, wash basin with mixer tap having cupboard beneath, wall tiling radiator, wood finish flooring, shaver point, double glazed window to front

#### Bedroom 4/Home Office

4.77m (max) x 2.42m (15'8 x 7'11) radiator beneath double glazed window to front, - Independent access via double glazed door from garden, includes tiled wet room style SHOWER ROOM accessed via glazed door with mirror above wash basin, heated towel rail, tiled walls

#### Kitchen

3.11m x 2.57m (10'2 x 8'5) plus original larder recess with window to side providing space for upright fridge/freezer, base cupboards and drawers beneath work surfaces, integrated dishwasher, inset 1½ bowl single drainer sink with mixer tap, pull out cooker hood above AEG induction hob, built in Creda electric double oven, wall tiling, eye level cupboards, radiator, double glazed window to rear and door to side

#### Sitting Room

5.37m (max) x 3.63m (17'7 x 11'11) recess for electric fire, radiator, large double glazed window to front with side return

#### Dining Room

4.36m x 3.63m (14'4 x 11'11) open plan to sitting room and conservatory, serving hatch to kitchen, radiator

### Conservatory

2.97m max x 2.02m (9'9 x 6'8) radiator, full height double glazed panels providing views over garden and door to terrace

#### N.B.

sitting room, dining room and conservatory offer a large open plan reception space measuring 12.15m max x 3.63m max (39'10 x 11'11) whilst the dining room and open plan conservatory have a combined length of 6.64m (21'9)

### First Floor

#### Landing

3.27m x 2.6m max (10'9 x 8'6) Includes stairs, hatch to loft, large double glazed window to side

#### Bedroom 1

4.71m x 3.67m (15'5 x 12'0) Includes extensive wardrobes, two radiators, pair of double glazed windows to front

#### Bedroom 2

3.79m x 3.64m (12'5 x 11'11) Includes wardrobes, radiator, double glazed window to rear

#### Bedroom 3

2.71m x 2.59m (8'11 x 8'6) Includes fitted wardrobes and desk unit with wall cupboard above, radiator, double glazed window to front

#### Bathroom

2.59m x 2.38m (8'6 x 7'10) plus deep UTILITY CUPBOARD with wall mounted Worcester gas fired boiler and space for washing machine and stacked tumble dryer - panelled bath with mixer tap, separate shower cubicle with Aqualisa controls and hinged door, large wash basin with mixer tap having cupboard beneath, low level wc, tiled walls with mirror above basin, heated towel rail, double glazed window to rear

### Outside

#### Front Garden

paved in and out driveway providing maximum off road parking

#### Rear Garden

about 29.8m plus area to rear of garage x 12m (98ft x 39ft) Extensive paved terrace extending beside property to rear of garage with gate to front garden (this area is about about 3.94m (13ft) wide from kitchen wall to side boundary), outside light and water tap, steps to lawn with path to one side and area to far end screened by established trees with timber arbors and shed.

### Additional Information

#### Council Tax

London Borough of Bromley – Band F.  
For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

MAINS - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit:  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

