



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

99 Hayes Way, Park Langley, Beckenham BR3 6RR

£795,000 Freehold

- Beautifully maintained detached family home
- Dining room and triple aspect sitting room
- Three bedrooms and updated shower room
- Driveway parking and double length garage
- Contact our PARK LANGLEY OFFICE to view
- Kitchen plus rear lobby and cloakroom
- Small attractively landscaped rear garden
- Easy access to popular Langley Park schools

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Much loved detached house in sought after Park Langley area with landscaped front garden providing ample parking leading to detached double length tandem garage. Neatly maintained with spacious triple aspect sitting room, dining room and double glazed conservatory with beautiful outlook over garden. Kitchen can be accessed from sitting room and dining room. Three bedrooms on first floor arranged off landing along with bathroom now appointed as spacious shower room in addition to downstairs cloakroom. The shorter rear garden is a manageable size, beautifully landscaped with established shrub borders and paved terrace accessed from a rear lobby behind the kitchen and from the conservatory.

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

2.19m x 1.66m (7'2 x 5'5) plus staircase, radiator, windows with double glazing beside entrance door

Sitting Room

5.9m x 3.51m max (19'4 x 11'6) includes fireplace with living flame gas fire, two radiators, plate rail, double glazed windows to front and both sides

Kitchen

3.75m x 2.4m (12'4 x 7'10) plus full height cupboard and pull out larder cupboard beside recessed electric double, base cupboards and drawers plus space for washing machine and dishwasher beneath work surfaces, inset single drainer sink with mixer tap, Neff cooker hood above 4-ring ceramic hob, wall tiling, eye level cupboards including display cabinet, tall cupboard concealing Vaillant wall mounted gas boiler, space for upright fridge/freezer, tiled floor, radiator, double glazed window to side

Rear Lobby

1.44m x 0.9m (4'9 x 2'11) tiled floor, double glazed door to garden

Cloakroom

1.46m x 0.77m (4'9 x 2'6) wc and wash basin, tiled walls, tiled floor, double glazed window to rear

Dining Room

4.08m max x 3.36m (13'5 x 11'0) covered radiator, plate rail, double glazed window to side and doors to conservatory

Conservatory

3.38m x 2.33m (11'1 x 7'8) double glazed with delightful outlook over garden, tiled floor, radiator, door to terrace

First Floor

Landing

4.35m x 1.67m max (14'3 x 5'6) deep airing cupboard with insulated hot water cylinder, picture rail, radiator, double glazed window to side

Bedroom 1

3.59m x 3.56m (11'9 x 11'8) plus extra deep double wardrobe providing hanging and shelf space, shelved double cupboard, further fitted double wardrobe, dressing table, bedside units and window seat with drawers, radiator, double glazed windows to front and side

Bedroom 2

4.44m max x 3.84m max (14'7 x 12'7) includes recess by door and fitted double wardrobe with mirrored sliding doors, picture rail, radiator, double glazed window to rear

Bedroom 3

2.59m x 1.96m (8'6 x 6'5) picture rail, radiator, double glazed window to front

Bathroom

2.52m x 1.85m (8'3 x 6'1) re-appointed as spacious SHOWER ROOM with large tiled shower cubicle having curved sliding doors, bidet, low level wc and wash basin with mixer tap having cupboards and drawers beneath, tiled walls, radiator, tiled floor, double glazed windows to rear

Outside

Front Garden

attractively landscaped with brick paved driveway designed around shrub border to front of property with driveway to garage having outside tap and gate to garden plus additional parking from second dropped kerb leading to path to front door and garden

Double Length Tandem Garage

9m max x 3m max (29'6 x 9'10) electric up and over door, pitched roof, light and power, windows to side facing garden and door to rear

Small Rear Garden

13.35m x 8.75m (44ft x 29ft) plus garage to side running almost full length of garden with storage area to rear, beautifully landscaped garden with extensive paved terrace extending to both sides of conservatory, circular lawn, beautiful borders, gravelled area to far end, gates to side access and driveway

Additional Information

Council Tax

London Borough of Bromley - Band F
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage