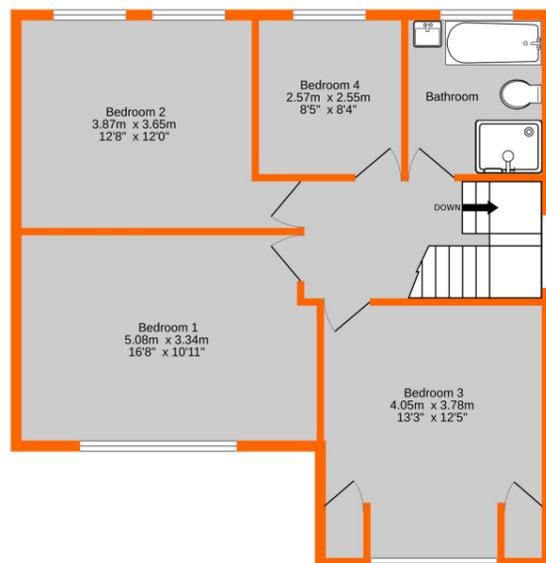
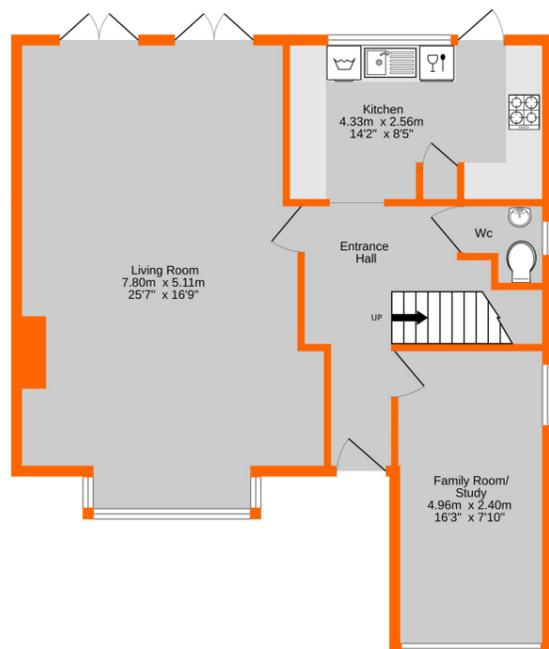


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

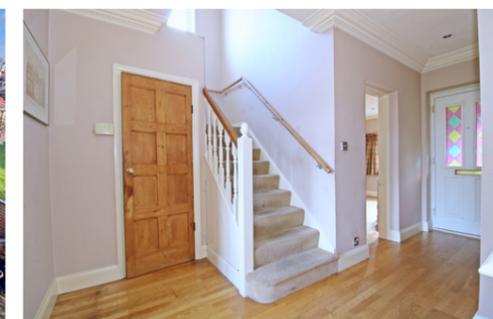


Ground Floor
71.8 sq.m. (773 sq.ft.) approx.

1st Floor
70.2 sq.m. (755 sq.ft.) approx.



TOTAL FLOOR AREA : 141.9 sq.m. (1528 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



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

25 Hayes Lane, Beckenham BR3 6QS

£1,050,000 Freehold

- Four bedroom detached family home
- Near Kelsey Park and Park Langley shops
- Open plan sitting room and dining room
- Bathroom and downstairs cloakroom
- CHAIN FREE sale needing modernisation
- Corner position with in-and-out driveway
- Additional study/family room off hall
- Garden plus garage with gated driveway

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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
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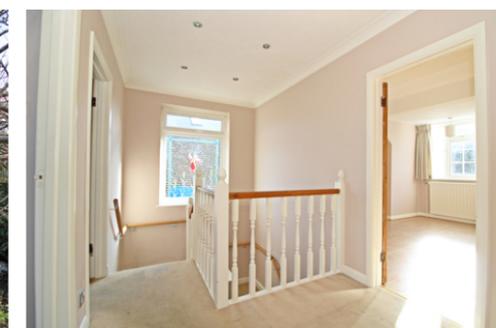


25 Hayes Lane, Beckenham BR3 6QS

Chain Free detached house, only a short distance from the Park Langley roundabout, occupying a corner plot with in-and-out driveway and garage accessed via gated driveway to far end of garden. Property requires modernisation and offers good family living space with scope for extension, subject to planning permission and other necessary consents. Sitting room and dining room provide generous OPEN PLAN RECEPTION space with wood strip flooring plus family room/study, kitchen and cloakroom off attractive entrance hall. FOUR BEDROOMS and bathroom arranged off landing with large feature double glazed window above staircase.

Location

Conveniently located for the popular Park Langley shops on Wickham Road along with the Tesco Express and Majestic Wine by the roundabout. This location enjoys easy access for walks through Kelsey Park or Harvington Woods and local sports facilities include Park Langley Tennis Club, Langley Park Golf Club and David Lloyd Leisure Club on Stanhope Grove. The popular Clare House Unicorn and Highfield Primary Schools and Langley Park Secondary Schools are all less than a mile away. Shortlands Station (Victoria/Blackfriars) and Eden Park Station (London Bridge) are about a mile away and Beckenham Junction Station is a little further away with trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

4.41m x 2.56m max by cloakroom (14'6" x 8'5") plus return staircase, wood strip flooring, covered radiator, double glazed front door

Cloakroom

1.82m max x 1.43m max (6'0" x 4'8") white low level wc with concealed cistern, wash basin with mixer tap having cupboard beneath, wall panelling, radiator, double glazed window to side

Living Room

7.8m max x 5.11m max (25'7" x 16'9") similar houses of this design have this arranged as two rooms with SITTING ROOM 5.11m x 4.02m (16'9" x 13'2") having attractive cast iron fireplace with tiled inserts and mirror above, covered radiator set into wide bay with double glazed windows to front, wood strip flooring extending to open plan DINING ROOM 4.71m max x 3.63m max (15'5" x 11'11") additional covered radiator, two sets of double glazed doors to garden

Family Room/Study

4.96m x 2.4m (16'3" x 7'10") includes shelves between fitted cupboards concealing gas and electricity meters plus fuses, wood strip flooring, radiator, double glazed windows to front and side

Kitchen

4.33m x 2.56m (14'2" x 8'5") base cupboards and drawers beneath work surfaces, butler sink with mixer tap, space for washing machine and dishwasher, cooker hood above Bosch 4-ring gas hob with electric oven beneath, wall tiling, eye level cupboards beside cooker hood, space for upright fridge/freezer beside full height cupboard, additional wall units with display cabinets, shelves and drawers, tiled floor, wall tiling, double glazed window and door to garden

First Floor

Landing

4.11m x 2.25m (13'6" x 7'5") includes return staircase, hatch to loft, feature large double glazed colour stained window to side

Bedroom 1

5.08m x 3.34m (16'8" x 10'11") includes wide recess with freestanding wardrobes, wood laminate flooring, radiator, double glazed window to front

Bedroom 2

3.87m x 3.65m (12'8" x 12'0") plus recess by door, wood laminate flooring, two radiators, pair of double glazed windows to rear

Bedroom 3

4.05m max x 2.78m max (13'3" x 9'1") includes two eaves cupboards, wood laminate flooring, radiator beneath double glazed window to front

Bedroom 4

2.57m x 2.55m (8'5" x 8'4") wood laminate flooring, double glazed window to rear (no radiator)

Bathroom

2.51m x 2.29m (8'3" x 7'6") includes panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, low level wc, tiled corner shower with hinged door, heated towel rail incorporating column radiator, tiled walls, tiled floor, double glazed window to rear

Outside

Front Garden

sweeping in-and-out driveway from Hayes Lane to Thomes Close

Rear Garden

about 19.7m x 11.35m (65ft x 37ft) paved terrace with doors out from kitchen and living room, boiler cupboard housing Vaillant gas boiler, paved path either side of house with gates to front garden, timber shed, paved path from terrace with lawn either side and additional driveway parking to far end, borders to either side with established shrubs and trees

Detached Garage

about 5m x 2.5m (16'5" x 8'2") at end of garden plus driveway for extra parking with gated access from Thomes Close

Additional Information

Council Tax

London Borough of Bromley - Band G
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

