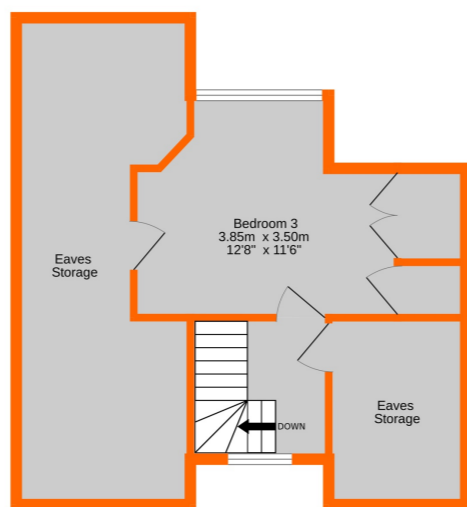
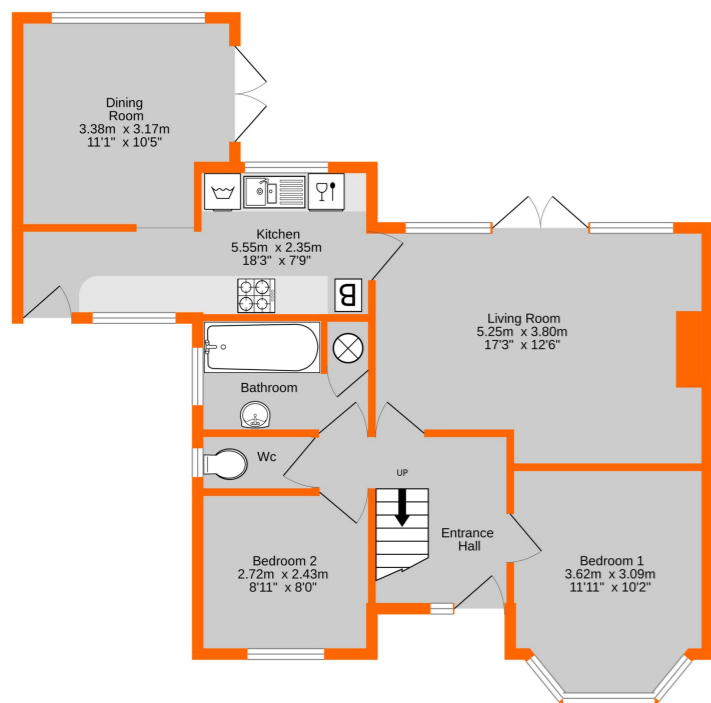


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>18</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
70.2 sq.m. (755 sq.ft.) approx.

1st Floor  
19.6 sq.m. (211 sq.ft.) approx.



Eaves Storage Sq.M Not Included In Total Approx. Floor Area  
**TOTAL FLOOR AREA : 89.8 sq.m. (966 sq.ft.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



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

## 88 Hayes Way, Park Langley, Beckenham, Kent BR3 6RS

### Guide Price £800,000 Freehold

- Very sought after location on Park Langley
- Bungalow with two bedrooms downstairs
- Attractive sitting room overlooking garden
- Large garden enjoys south westerly aspect
- Unique detached property with potential
- Scope for updating or development S.T.P.P.
- Kitchen with dining room extension to rear
- Third bedroom upstairs and loft storage

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.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 88 Hayes Way, Park Langley, Beckenham, Kent BR3 6RS

Exceptional opportunity to purchase a unique DETACHED property in really sought after location with enormous potential and delightful 44.5m/146ft garden enjoying sunny south westerly aspect. Property requires complete modernisation and buyers may carry out work to improve the BUNGALOW accommodation with two bedrooms and bathroom on the ground floor. Alternatively, families may look to carry out a major scheme to create more conventional two storey accommodation, subject to planning permission and other necessary consents. Good size sitting room with views over garden leading to elongated kitchen with dining room to rear, built as an extension. Stairs from hall to third bedroom on first floor with dormer window overlooking garden and door to eaves/loft storage.

### Location

In a very good position on Park Langley, this property is less than a mile from the popular Langley Park Secondary Schools and Primary as well as Unicorn. Local shops are available at the top corner of Westmoreland Road by the junction with Pickhurst Lane or on Wickham Road by the Park Langley roundabout. Beckenham Town Centre is just over a mile away and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. West Wickham and Bromley High Streets are a similar distance and from West Wickham station there are trains to London Bridge and Charing Cross. Other stations in the vicinity include Bromley South and Shortlands.



### Ground Floor

#### Entrance Hall

3.32m max x 2.82m max (10'11 x 9'3) L-shaped, includes cupboard beneath stairs, radiator, narrow double glazed window beside front door

#### Cloakroom

white low level suite, double glazed window to side

#### Living Room

5.25m max x 3.80m max (17'3 x 12'6) attractive brick built fireplace with quarry tiled hearth having fitted shelves either side, picture rail, radiator, double glazed windows beside doors to terrace and garden

#### Kitchen

5.55m max x 2.35m max (18'3 x 7'9) base cupboards and drawers plus integrated Neff dishwasher beneath work surfaces extending to breakfast bar with radiator beneath, pull out cooker hood above Neff 4-burner gas hob with electric oven beneath, inset single drainer 1½ bowl stainless steel sink with mixer tap, eye level cupboards and shelves, Ideal E-Type floor standing gas boiler, double glazed window beside door to front car port, window to rear overlooking garden

### Dining Room

3.38m max x 3.17m max (11'1 x 10'5) radiator, double glazed window to rear and double glazed doors to terrace

### Bedroom 1

3.62m max x 3.09m max (11'11 x 10'2) to include fitted wardrobe with recessed shelf either side of space for bed with cupboards above, picture rail, radiator, wide bay with double glazed windows to front

### Bedroom 2

2.72m x 2.43m (8'11 x 8'0) includes fitted wardrobe and high level cupboards, radiator, double glazed window to front

### Bathroom

2.67m x 1.76m (8'9 x 5'9) panelled bath with mixer tap and shower attachment, pedestal wash basin, wall tiling, radiator, airing cupboard with hot water cylinder, double glazed window to side

### First Floor

#### Landing

2.24m x 2.01m (7'4 x 6'7) to include staircase, door to eaves storage, picture rail, double glazed window to front

### Bedroom 3

3.85m max x 3.5m max (12'8 x 11'6) plus triple built in wardrobe extending into eaves, brick fireplace with covered opening, dressing table with drawers, two radiators, door to eaves storage, double glazed window to rear overlooking garden

### Outside

#### Front Garden

neatly maintained area of lawn beside paved driveway extending to pathway leading to front door and to far side of house with access via gate to rear garden

#### Car Port

5.67m x 2.79m (18'7 x 9'2) offering covered parking with outside light by door to kitchen

#### Rear Garden

about 44.5m x 12.9m (146ft x 42ft) enjoys the best of the afternoon sunshine with sunny south westerly aspect, paved terrace with doors out from sitting room and dining room, outside tap, then laid to lawn with established shrubs and plants, overgrown greenhouse to far end

### Additional Information

#### Council Tax

London Borough of Bromley - Band F