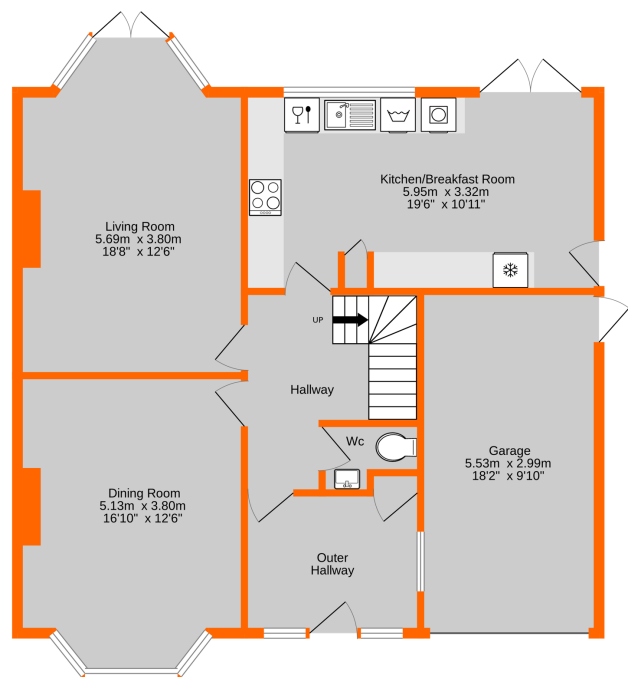


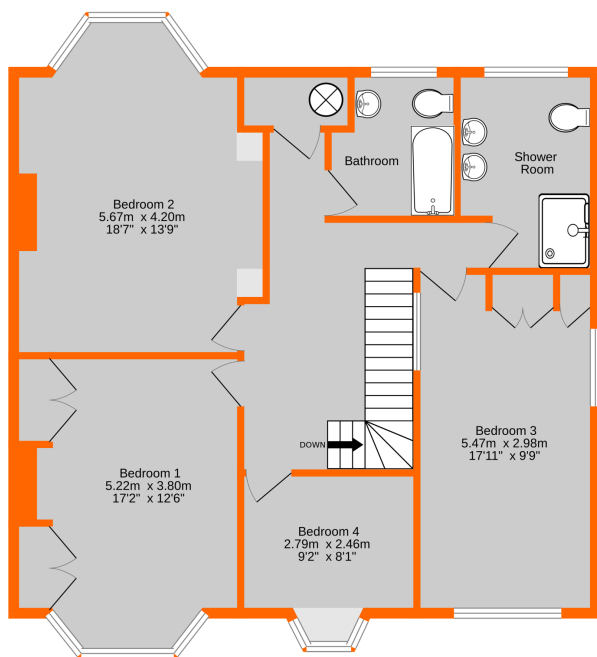
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor  
91.0 sq.m. (979 sq.ft.) approx.



1st Floor  
91.0 sq.m. (980 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 182.0 sq.m. (1959 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



Viewing by appointment with our West Wickham Office - 020 8460 7252

118 Hayes Way, Park Langley, Beckenham, Kent BR3 6RT

Chain Free £1,000,000 Freehold

- Four Bedroom (3 Doubles) Semi Detached.
- 19' 6" Kitchen/Breakfast Room.
- Vast Loft With Extension Potential S.T.P.P.
- Requiring Some Modernisation.
- Two Generous Reception Rooms.
- Bathroom & Shower Room.
- Popular Position On Park Langley.
- 138' South West Facing Garden.

**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 fee 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)





## 118 Hayes Way, Park Langley, Beckenham, Kent BR3 6RT

This spacious chain free 1930's built extended four bedroom semi detached house, has been owned by the same family since the property was built, enjoys a 138' south west facing rear garden and has further extension potential, subject to the necessary planning consents, including to the vast loft space, which offers great scope for a loft conversion. Local schools include the sought after Highfield Infant and Juniors and Langley Park Primary and Secondary schools. Two generous reception rooms, both having a gas fire (not tested) in a tiled fireplace. From the living room there are double glazed doors to the garden. 19' 6" kitchen/breakfast room with wood effect fitted units, various built in kitchen appliances and double glazed doors to the garden. Off the hallway is the cloakroom and off the good size L shape landing are the four bedrooms (three doubles), the bathroom and the re-appointed white suite shower room, which has a tiled walk in shower and twin sinks. Bedrooms one and three have fitted wardrobes. Garage approached via a brick pavior driveway for two vehicles and the garden has a paved terrace, is laid mainly to lawn with established shrub borders and trees. The property requires some modernisation.

### Location

This property is in the section of Hayes Way between Brabourne Rise and Top Park. Local schools include the sought after Langley Park Secondary and Primary, Highfield and Pickhurst Infant and Junior schools. There are shops within walking distance at the junction of Westmoreland Road and Pickhurst Lane. Bus services pass along Westmoreland Road to Bromley High Street, which is about 1.2 miles away, with The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria.



### Ground Floor

#### Entrance

Via covered porch with a light, two double glazed side windows, part glazed front door to:

#### Outer Hallway

2.73m x 2.15m (8' 11" x 7' 1") Radiator, two leaded light part stained glass front windows, plate rail, radiator, wood block flooring in a herringbone design, cornice, coat cupboard, part stained glass leaded light side window, door to:

#### Hallway

3.39m x 1.81m plus staircase reducing to 1.03m (3' 5") (11' 1" x 5' 11") Radiator, picture rail. understairs cupboard housing gas and electric meters and consumer unit

#### Cloakroom

1.61m x 0.86m plus recess (5' 3" x 2' 10") White low level w.c. and wash basin with a chrome mixer tap having a double cupboard beneath, part tiled walls

#### Dining Room

5.13m into bay x 3.80m into alcoves (16' 10" x 12' 6") Double glazed leaded light front bay window, double radiator, coving, tiled fireplace with marble slips and hearth and a coal effect gas fire (not tested)

#### Living Room

5.69m into bay x 3.80m into alcoves (18' 8" x 12' 6") Double glazed doors and double glazed windows to rear bay, coving, double radiator, tiled fireplace with marble slips and hearth and a coal effect gas fire (not tested)

#### Kitchen/Breakfast Room

5.95m x 3.32m (19' 6" x 10' 11") Double glazed doors to rear, double glazed side door, double glazed rear window, double radiator, tiled floor, appointed with wood effect fronted fitted wall and base units and drawers, granite effect work surfaces, Blomberg stainless steel electric oven and Teka stainless steel microwave (Not in full working order), Teka fridge/freezer, plumbing/space for washing machine and dishwasher, space for tumble dryer, Teka ceramic hob with a stainless steel extractor canopy above, granite effect sink and drainer with a chrome mixer tap, wall unit housing Worcester boiler, tiled walls between work surface and wall units, pull out larder unit

### First Floor

#### L Shape Landing

4.12m x 2.79m (13' 6" x 9' 2") Radiator, access to vast insulated loft via aluminium ladder, airing cupboard with slatted shelves housing hot water tank

#### Bedroom 1

5.22m into bay x 3.80m into alcoves and wardrobes (17' 2" x 12' 6") Double glazed leaded light front bay window, double fitted wardrobe to each alcove with three double and one single high level storage cupboards above, double radiator, coving

#### Bedroom 2

5.67m into bay x 4.20m into bed recess and alcoves (18' 7" x 13' 9") Double glazed rear bay window, shaped radiator, coving, two bedside cupboards

#### Bedroom 3

5.47m x 2.98m (17' 11" x 9' 9") Double glazed leaded light front window, high level double glazed side window, radiator, double and single fitted wardrobe with cupboard above and drawers beneath

#### Bedroom 4

2.79m x 2.46m plus bay (9' 2" x 8' 1") Double glazed leaded light front bay window with two cupboards and a drawer beneath, radiator

#### Bathroom

2.36m x 2.16m reducing to 1.88m (6' 2") (7' 9" x 7' 1") Double glazed rear window, Pampus coloured bath with a chrome mixer tap/hand shower, low level w.c. and pedestal wash basin, radiator, tiled walls, chrome towel rail, shaver point

#### Shower Room

3.44m x 2.02m (11' 3" x 6' 8") Double glazed rear window, re-appointed with white twin wash basins both having a chrome mixer tap, low level w.c. and walk in shower with a chrome shower and controls, a cream shower tray and glass screens, tiled walls, ceiling downlights, chrome ladder style radiator, shaver point

### Outside

#### Garage

5.53m x 2.99m (18' 2" x 9' 10") Up and over door, lights, door to garden, three wall cupboards

#### Rear Garden

42.05m x 11.06m (138' x 36') Paved terrace to rear of house, outside tap, laid mainly to lawn with shrub borders and trees, side access with wooden gate to front

#### Front Garden

Brick pavior parking for two cars, lawn area, shrub borders

### Additional Information

#### Council Tax

London Borough of Bromley - Band G