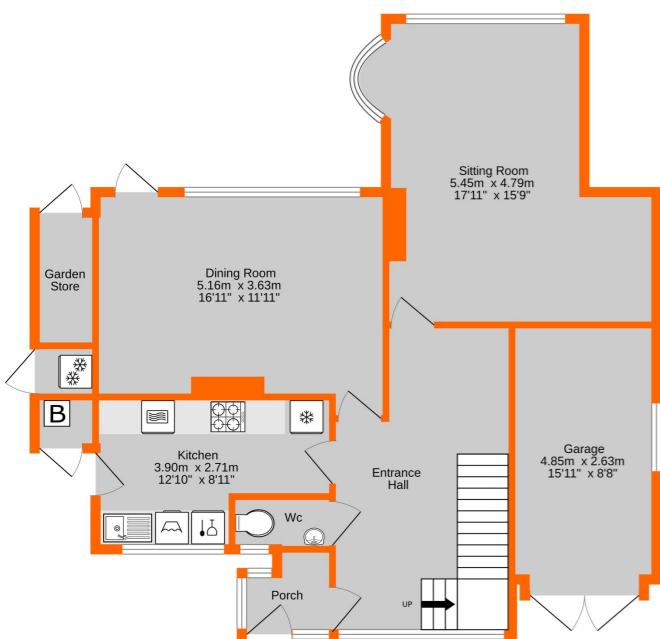


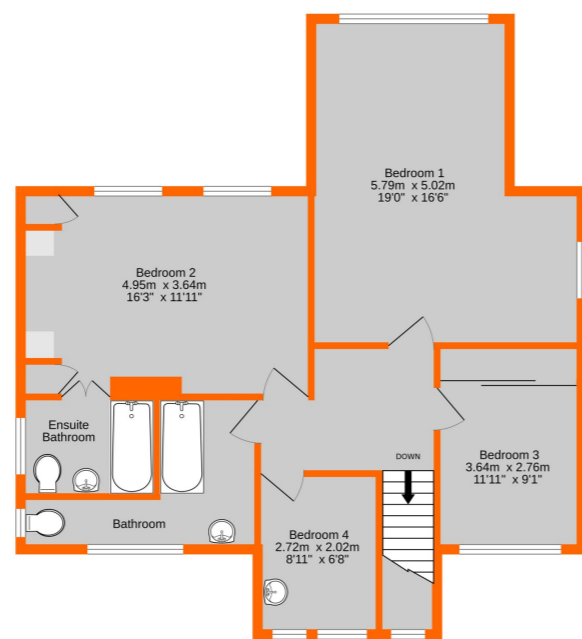
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
87.1 sq.m. (937 sq.ft.) approx.



1st Floor  
78.3 sq.m. (843 sq.ft.) approx.



TOTAL FLOOR AREA : 165.4 sq.m. (1780 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

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

### £1,250,000 Freehold

- "Stand out" handsome detached house
- Charming property requiring modernisation
- Elegant sitting room and dining room
- Beautiful 44m/145ft sunny rear garden
- Sought after location in Park Langley
- Great scope to improve and extend (STPP)
- Four bedrooms, bathroom and en suite
- Garage and various outside cupboards



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)

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

Charming detached house with huge potential, in great location with large garden enjoying sunny south westerly aspect. Property has been in the same ownership for over 60 years with a wealth of character retained, remaining unaltered externally so permitted development rights have not been exercised and there is wonderful scope to transform the property with a more substantial extension and refurbishment, subject to planning permission and other necessary permissions. With the popular Langley Schools in the vicinity, as well as Highfield and Unicorn Primary, this could be a perfect long term family home for a growing family. Beautiful entrance hall and generous reception rooms with proportions to match an even larger property if the buyer is looking to create an outstanding house on a grander scale.

### Location

Situated in the middle section of Hayes Way on the south west side of the road, shortly before the junction with Brabourne Rise. Local shops are found by the Park Langley roundabout on Wickham Road and also on the corner of Pickhurst Lane and Westmoreland Road. Good local schools in the vicinity 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 and Bromley South Station are about a mile and a half away whilst Beckenham Junction station is a little over a mile away with trains to Victoria and The City plus tram services to Croydon and Wimbledon.



### Ground Floor

#### Enclosed Porch

1.28m max x 1.38m max (4'2 x 4'6) double glazed with leaded light windows to front and side plus entrance door, original front door to

#### Impressive Hall

5.43m max x 3.18m max (17'10 x 10'5) with wood panelling to front wall extending to attractive wide staircase, radiator, secondary glazed colour stained leaded light window to front

#### Cloakroom

white low level wc, tiled recess with wash basin, leaded light window to front

#### Sitting Room

5.45m max x 4.79m max (17'11 x 15'9) includes ornamental stone fireplace surround with provision for electric fire having matching display surface to one side, wall light points, two radiators, attractive side bay overlooking terrace with double glazed panes and deep sill, large secondary glazed leaded light window to rear with views of garden

#### Dining Room

5.16m x 3.63m (16'11 x 11'11) plus recess by door, includes ornamental marble tiled fireplace surround with provision for electric fire, picture rail, wall light points, radiator, large secondary glazed leaded light window to rear and door to terrace

#### Kitchen

3.9m max x 2.71m max (12'10 x 8'11) base cupboards and drawers beneath work surface with inset AEG 4-ring gas hob, additional work surface having base cupboard beneath plus water softener, radiator and space for washing machine and dishwasher, inset single drainer stainless steel sink with mixer tap, eye level cupboards including display cabinet and matching pull out cooker hood above hob, AEG built-in electric oven with separate grill with full height larder cupboard to one side, space for upright fridge/freezer, tiled walls, secondary glazed leaded light window to front and door to side

### First Floor

#### Landing

3.26m x 2.21m (10'8 x 7'3) hatch to large loft space, radiator, secondary glazed leaded light window to front above stairs

#### Bedroom 1

5.79m max x 5.02m max (19'0 x 16'6) includes marble tiled ornamental fireplace with provision for electric fire, wall light points, two radiators, secondary glazed leaded light windows to side and rear

#### Bedroom 2

4.95m x 3.64m max (16'3 x 11'11) includes fitted wardrobe either side of recess for double bed with wall lights and high level cupboards above plus matching bedside units, radiator, additional wall lights, pair of secondary glazed leaded light windows to rear, matching wardrobe doors to en suite

#### En Suite Bathroom

2.44m x 1.67m (8'0 x 5'6) panelled bath with mixer tap having built-in shower and hinged screen over, pedestal wash basin with mixer tap, low level wc, wall tiling, radiator, heated towel rail, secondary glazed window to side

#### Bedroom 3

3.64m max x 2.76m (11'11 x 9'1) includes full width fitted wardrobe with mirrored sliding doors, picture rail, wall light points, radiator beneath secondary glazed leaded light window to front

#### Bedroom 4

2.72m x 2.02m (8'11 x 6'8) mirrored wall cabinet and tiling above pedestal wash basin, picture rail, radiator, secondary glazed windows to front

#### Second Bathroom

3.94m max x 2.72m max (12'11 x 8'11) L-shaped with panelled bath having mixer tap with built-in shower and hinged screen over, pedestal wash basin with mixer tap having mirrored cabinet and wall tiling above, low level wc, two radiators, wall tiling above bath, secondary glazed leaded light windows to front and side

### Outside

#### Front Garden

brick paved driveway extending to sweeping pathway which continues back to pavement, area of lawn and borders with shrubs plus further side border with established shrubs and specimen trees, outside lights

#### Garage

4.85m x 2.63m (15'11 x 8'8) light and power, electricity meter and fuse boards

#### Rear Garden

about 44m x 13.8m (145ft x 45ft) enjoys sunny south westerly aspect with extensive paved terrace to rear of house with raised borders, outside lights, greenhouse to one side and timber shed beside secondary side access with gate, then laid to lawn with meandering pathway to additional shed at far end, established trees and sitting area to one side plus circular paved areas for ornaments. Brick arch with gate from front garden to covered area by door to kitchen with path to terrace having  
BOILER CUPBOARD 1.33m max x 1.18m max (4'4 x 3'10) quarry tiled floor, gas meter, modern Worcester wall mounted gas boiler  
OUTSIDE CUPBOARD 1.14m x 0.81m (3'9 x 2'8) with power point suitable for freezer  
GARDEN STORE 2.0m x 1.1m (6'7 x 3'7) accessed from terrace

#### Additional Information

#### Council Tax

London Borough of Bromley - Band G