

104 Hayes Lane, Beckenham BR3 6SP

Handsome detached house in the Park Langley Area of Special Residential Character with large double sized garage to rear (could be used as a gym) along with extra gated parking accessed from Hayes Way. Purpose built garden OFFICE with internet and air conditioning, ideal to work from home, in addition to well presented main accommodation. Two elegant reception rooms arranged off spacious hall plus study/bedroom 5 and Wren hand painted kitchen to rear. Obvious scope for extension, similar to neighbouring houses, subject to planning permission and other necessary consents. Exceptional storage with fitted wardrobes to all four bedrooms plus large family bathroom. Contact our PARK LANGLEY OFFICE to arrange a viewing in order to appreciate all this property has to offer.

Location

This property will be found almost opposite the turning into Kingswood Avenue and also has access to extra parking and the large double sized garage at the rear from the top section of Hayes Way, between Brabourne Rise and Top Park. Shortlands Station (Victoria/Cannon Street) and shops are approximately a mile away and Bromley High Street with The Glades Shopping Centre is a similar distance, whilst local shops are available at the end of Hayes Lane on Westmoreland Road. The property is within the vicinity of the popular Highfield Primary Schools and the Langley Park Secondary Schools are less than a mile away.



Ground Floor

Enclosed Porch
double glazed with quarry tiled floor

Entrance Hall
5m x 3.53m max (16'5 x 11'7) includes cupboard beneath stairs, plate rail, oak finish flooring, radiator, double glazed window to side

Cloakroom
1.89m x 1.38m (6'2 x 4'6) white wc and wash basin having cupboards and drawers beneath, wall tiling, chrome heated towel rail, tiled floor, double glazed window to rear

Wren Fitted Kitchen
2.94m x 2.83m (9'8 x 9'3) Neff integrated dishwasher plus base cupboards and drawers beneath quartz work surfaces, Blanco stainless steel sink with Quooker mixer tap, cooker hood above Neff 5-burner gas hob with pair of electric double ovens beneath, wall units with Neff built in microwave, pull out ladder cupboard beside full height cupboard with easy access storage, space for large American style fridge/freezer, vinyl flooring, double glazed windows to side and rear plus door to side

Sitting Room
4.58m max x 4.18m max (15'0 x 13'9) includes handsome fireplace with living flame gas fire, oak finish flooring, picture rail, radiator, double glazed windows to side and surrounding doors to garden

Dining Room
4.41m max x 4.28m max (14'6 x 14'1) includes handsome fireplace with living flame gas fire, oak finish flooring, picture rail, radiator, double glazed window to side plus deep bay with double glazed windows to front

Study/Bedroom 5
4.16m x 2.26m (13'8 x 7'5) oak finish flooring, radiator, double glazed windows to front and side

First Floor

Landing
6.31m max x 2.15m max (20'8 x 7'1) includes return staircase with radiator, cupboard concealing modern Worcester wall mounted gas boiler (installed 17.12.21), double glazed window to rear, hatch with ladder to LARGE LOFT

Bedroom 1
4.43m max x 4.17m max (14'6 x 13'8) includes fitted wardrobes to two walls plus matching full width dressing table with drawers and bedside units, oak finish flooring, picture rail, radiator, double glazed windows to side and rear

Bedroom 2
4.52m x 3.5m (14'10 x 11'6) includes fitted wardrobes beside unit with shelves, oak finish flooring, radiator, picture rail, double glazed windows to front and side

Bedroom 3
3.4m x 3.34m (11'2 x 10'11) includes fitted wardrobes beside recess for bed with cupboards above, oak finish flooring, radiator, double glazed window to front

Bedroom 4
3.75m max x 2.82m max (12'4 x 9'3) includes fitted wardrobes and full width dressing table/desk with cupboard and drawers, picture rail, radiator, wood finish flooring, double glazed window to side

Large Bathroom
3.1m x 2.74m (10'2 x 9'0) white corner Whirlpool bath with mixer tap and hand shower, wc, wash basin with cupboards and drawers beneath, corner Insignia shower pod with steam, sauna, music, lights and curved sliding doors, utility cupboard with shelves and space for washing machine and stacked tumble dryer, wall tiling, upright radiator, vinyl flooring, downlights and extractor, double glazed windows to side

Outside

Rear Garden
about 42.5m max x 11.6m (140ft x 38ft) paved area beside gravelled terrace with security light and outside tap, brick pathways on both sides of house with gated access to front garden, stepping stone path to composite decking veranda in front of purpose built office, then laid to lawn with shrub borders, mature oak tree, shed to far end by driveway with gates from Hayes Way providing useful parking and access to garage

Office
3.78m x 2.84m max (12'5 x 9'4) beautifully finished with light and power, Ethernet connection, air conditioning unit for heating and cooling, wood finish flooring, full height double glazed windows and double doors to veranda

Double Garage
5.4m x 5.79m (17'9 x 19'0) offering wonderful space with pitched roof, single up and over door, light and power, double glazed window and door to garden

Front Garden
area of lawn beside sweeping brick paved driveway

Additional Information

Council Tax
London Borough of Bromley - Band G
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](https://www.bromley.gov.uk/council-tax/council-tax-guide)

Utilities
MAINS - Gas, Electricity, Water and Sewerage

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