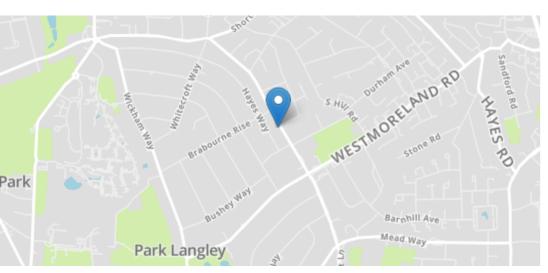
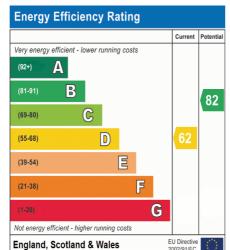
### Park Langley Office

- 104 Wickham Road, Beckenham, BR3 6QH
- 020 8658 5588
- parklangley@proctors.london

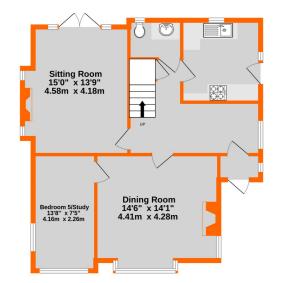


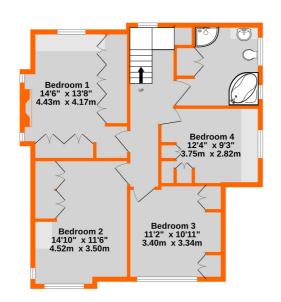




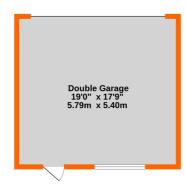
GROUND FLOOR

1ST FLOOR









199.8 SQ.M / 2151 SQ.FT INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA: 1623sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

uscalmer: All measurements are approximate, no equipment, circuits or nittings have been tested. These particulars are made without responsibility on the part of the usents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

Leferral Fees: The businesses trading as Proctors recommend London and Country Mortzages (L&C) for fee free mortgage advice and may also recommend firms of Solici

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.



### Park Langley Office

- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london







# 104 Hayes Lane, Beckenham BR3 6SP

# Offers Over £1,100,000 Freehold

- Beautifully presented detached family home
- Access to Langley Park and Highfield Schools
- Four good size bedrooms with wardrobes
- Excellent garden office with air conditioning
- Park Langley Area of Special Residential Character
- Three reception rooms and generous hall
- Large garden plus parking and double garage
- Attractive floorings and full double glazing



104 Wickham Road, Beckenham, BR3 6QH

**2** 020 8658 5588







## 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

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

### 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 larder 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 handsomefireplace with living flame gas fire, oak finish flooring, picture rail, radiator, double glazed windows to side and surrounding doors

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

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





# First Floor

## 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

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

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

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

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

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

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

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

 $5.4 \, \text{m} \times 5.79 \, \text{m}$  (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

area of lawn beside sweeping brick paved driveway

### Additional Information

London Borough of Bromley - Band G Please visit: bromley.gov.uk/council-tax/council-tax-guide

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

