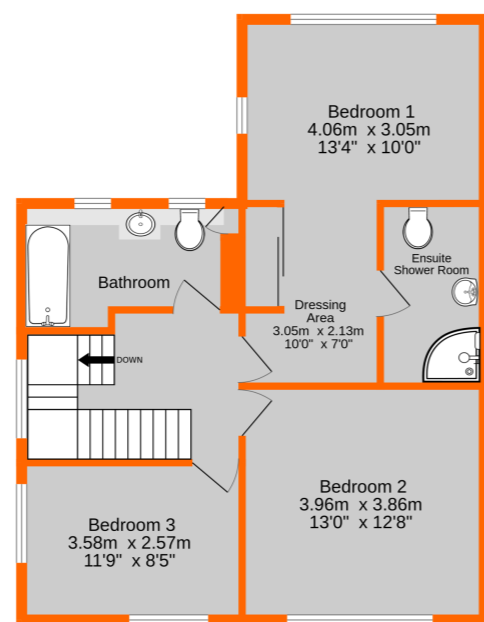
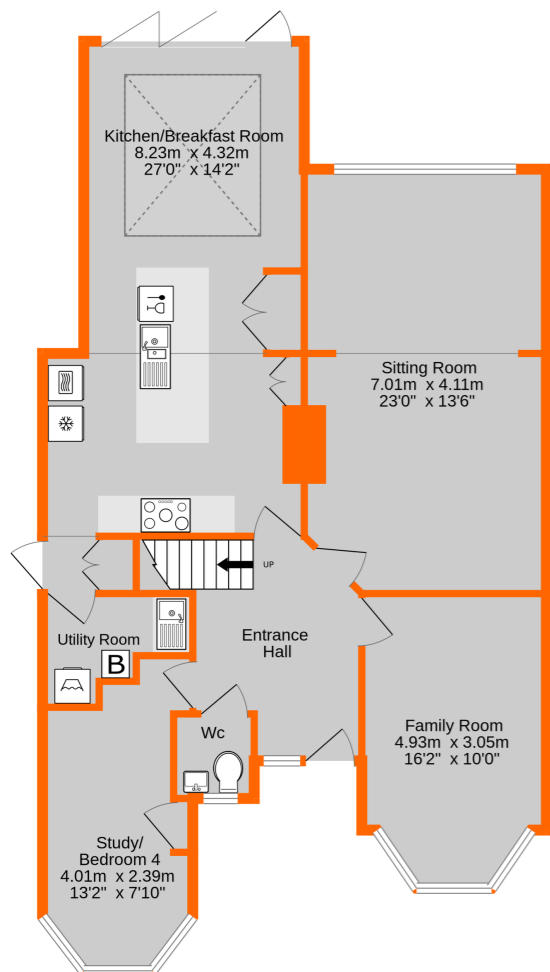


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
100.0 sq.m. (1077 sq.ft.) approx.

1st Floor
64.3 sq.m. (692 sq.ft.) approx.



TOTAL FLOOR AREA : 164.3 sq.m. (1769 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metroplex ©2024



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

30 Hayes Way, Park Langley, Beckenham BR3 6RL

£1,195,000 Freehold

- Brilliant location in Conservation Area
- Fitted Kitchen/Breakfast room and utility
- Large sitting room and lovely family room
- Beautiful 36m/120ft south facing garden
- Set among houses with major extensions
- Very impressive orangery breakfast area
- Three/four bedrooms and two bathrooms
- Locally great schools and popular shops

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



30 Hayes Way, Park Langley, Beckenham BR3 6RL

Delightful detached property in wonderful location, situated on the south side of the road with stunning garden and extended ground floor accommodation presented to a high standard. The property sits among other detached houses that have been extended on a larger scale and there is similar potential to increase the upstairs space, subject to planning permission and required consents. Fabulous orangery extension provides outstanding fitted kitchen/breakfast room with UNDERFLOOR HEATING plus separate utility room. Large sitting room and family room off attractive entrance hall plus re-appointed cloakroom and study/possible fourth bedroom. Generous main bedroom with dressing area and en suite that requires updating plus spacious family bathroom. A wonderful family home for a growing family or may suit a downsize move.

Location

In the first section of Hayes Way between Wickham Way and Whitecroft Way, within the Conservation Area. The popular Langley Park Schools (Secondary and Primary) are in the vicinity as well as Unicorn and Highfield Primary Schools. Local shops are available on Wickham Road by the Park Langley roundabout, with an entrance to Kelsey Park just beyond. Three mainline stations to London are within easy reach and a wide range of amenities will be found in Beckenham and Bromley, both a little over a mile away. Popular local sporting facilities include Langley Park Golf Club, Park Langley Tennis Club and a David Lloyd Club on Stanhope Grove.



Ground Floor

Entrance Hall

3.61m x 2.64m (11'10" x 8'8") column radiator, Amtico flooring, double glazed window beside front door

Cloakroom

white low level wc and wash basin with mixer tap, radiator, Amtico flooring, downlights, double glazed window to front

Kitchen/Breakfast Room

8.23m max x 4.32m max (27'0" x 14'2") beautifully fitted with orangery extension, base cupboards and drawers including deep pan drawers plus AEG integrated dishwasher and wine cooler beneath work surfaces with breakfast bar to far side of island unit, inset 1½ bowl stainless steel sink with hot tap and waste disposal, built-in AEG microwave, space for Fisher & Paykel American fridge/freezer, Neff cooker hood above Nexus range cooker with induction hob, eye level cupboards, pair of full height cupboards, downlights, tiled floor with UNDERFLOOR HEATING extending to ORANGERY BREAKFAST AREA with double glazed roof lantern, downlights, double glazed bi-fold doors to garden, additional area with large walk-in cupboard extending beneath stairs and stable type door to side

Utility Room

2.34m x 1.35m (7'8" x 4'5") widening into recess for washing machine and stacked tumble dryer, work surfaces with base cupboards beneath, inset single drainer stainless steel sink and mixer tap, Vaillant wall mounted gas boiler, updated consumer unit, wall tiling above sink, gas meter, downlights, tiled floor

Sitting Room

7.01m x 4.11m max (23'0" x 13'6") elegant room of good proportions with cast iron fireplace having attractive stone surround and contrasting hearth, wall light points, two covered radiators, large double glazed window to rear with attractive views over garden

Family Room

4.93m into bay x 3.05m (16'2" x 10'0") contemporary fireplace with living flame gas fire, column radiator set into wide bay with double glazed windows to front

Study/Bedroom 4

4.01m x 2.39m (13'2" x 7'10") tall cupboard with electric meter, Amtico flooring, radiator set into bay with double glazed windows to front

First Floor

Landing

3.66m x 2.31m max (12'0" x 7'7") to include turning staircase from entrance hall, double glazed window to side, upright radiator, hatch with ladder to loft

Main Suite

6.05m x 4.06m (19'10" x 13'4") to include en suite, with three areas

~ Bedroom 1

4.06m x 3.05m (13'4" x 10'0") radiator, high level double glazed window to side, large double glazed window to rear with views over garden

~ Dressing Area

3.05m x 2.13m (10'0" x 7'0") door from landing, large fitted triple wardrobe with mirrored doors

~ En Suite Shower Room

2.87m x 1.68m (9'5" x 5'6") tiled corner shower cubicle with curved sliding doors, wash basin having glazed shelf beneath, low level wc, tiled walls, chrome heated towel rail, shaver point, tiled floor, downlights and extractor

Bedroom 2

3.96m x 3.86m (13'0" x 12'8") Amtico flooring, radiator, double glazed window to front

Bedroom 3

3.58m x 2.57m (11'9" x 8'5") radiator, double glazed windows to front and side

Family Bathroom

3.30m x 2.08m (10'10" x 6'10") white panelled bath with mixer tap having built in shower and hinged screen over, wash basin set beneath marble top extending to either side with cupboards and drawers beneath, low level wc, built in cupboard to end wall, two wall light points, heated towel rail incorporating column radiator, wall tiling, downlights, two double glazed windows to rear

Outside

Front Garden

area of lawn beside sweeping block pavior driveway providing ample off road parking with outside lights

Rear Garden

about 36m (120ft) in length with southerly aspect, attractive full width paved terrace to rear of property with bi-fold doors out from orangery, outside lights and external power point, path beside house with gate to front garden, useful storage shed beside house, beyond terrace laid to lawn with shaped borders and additional terrace

Additional Information

Planning Permission

In July 2011 Planning Permission (DC/11/02/02108/FULL6) was granted for a two storey rear extension. The plans show a sun room where the Orangery extension has since been built with an additional room on the first floor, to the rear of the family bathroom. This permission expired after 3 years.

Council Tax

London Borough of Bromley - Band G