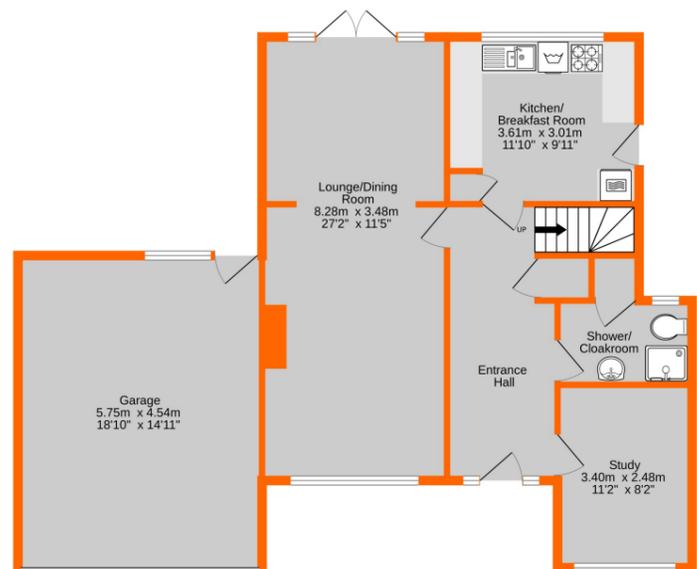


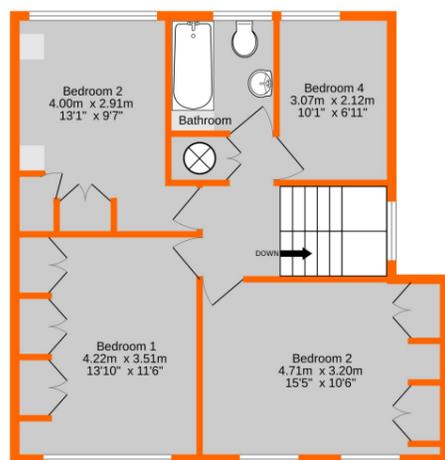
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
65.8 sq.m. (708 sq.ft.) approx.



1st Floor
62.3 sq.m. (671 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 128.1 sq.m. (1379 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



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

71a Hayes Lane, Beckenham BR3 6RE

£750,000 Freehold

- Semi-detached with 4 good size bedrooms
- CHAIN FREE with scope for modernisation
- Three receptions with open plan living
- Sealed unit double glazing to front elevation
- Less than a mile from Langley Park schools
- Clever design affording extra side windows
- Bathroom plus downstairs shower room
- Ample parking and attached double garage

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

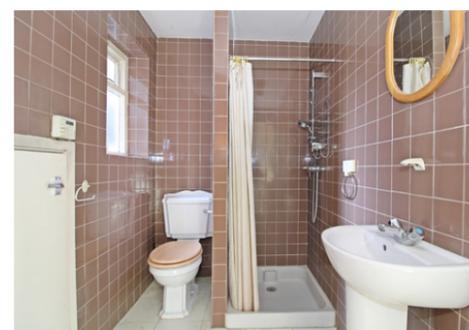
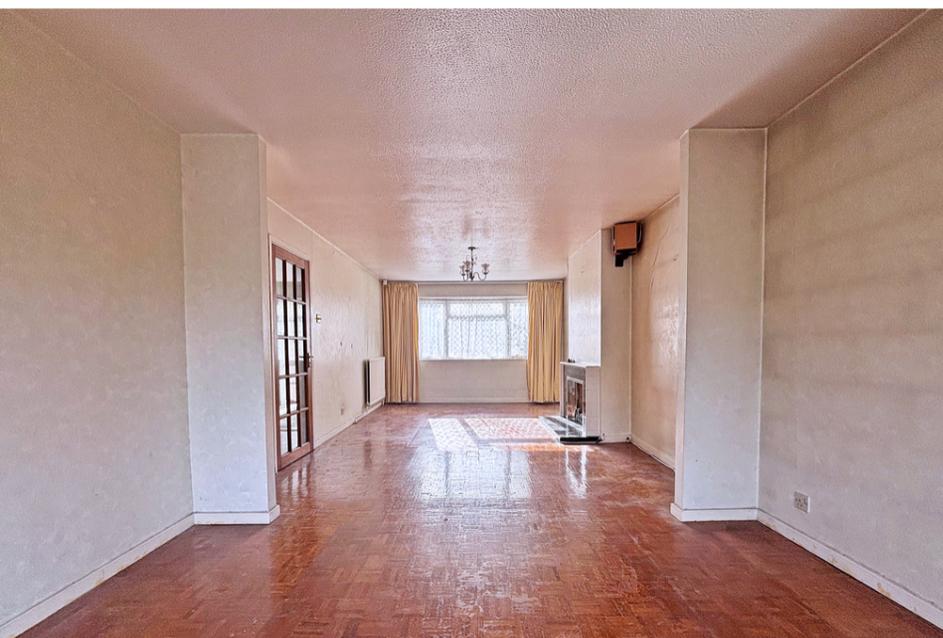


71a Hayes Lane, Beckenham BR3 6RE

Spacious rooms are a feature of post-war properties and this four bedroom semi-detached home is no exception. Bright entrance with wood block flooring flowing through to the sitting room and open plan dining room offering generous reception space plus additional separate study. Offered CHAIN FREE via our PARK LANGLEY office, the property requires complete modernisation and the bathroom, ground floor shower room and kitchen are all ready for refurbishment, offering buyers an excellent opportunity to personalise and add value. Ample parking in front of DOUBLE GARAGE beside the house which may offer potential for extension, subject to the usual planning consents. To the rear the lawned garden extends to the space behind the garage.

Location

Approaching from the Park Langley roundabout this property will be found on the left-hand side after the turning into Quinton Close and before Scotts Lane. Local shops are available on Wickham Road, by the Park Langley roundabout, along with a Tesco Express. Shortlands Station (Victoria/Cannon Street) and shops are about three quarters of a mile away. Clare House and Highfield Primary Schools are approximately a third and two-thirds of a mile away, respectively and the Langley Park Schools (Primary and Secondary) are less than a mile away along with Unicorn Primary off South Eden Park Road.



Ground Floor

Entrance Hall

5.33m max x 2.09m max (17'6 x 6'10) plus return staircase with cupboard beneath, wood block flooring, radiator, glazed panels beside front door

Shower/Cloakroom

2.49m x 1.49m (8'2 x 4'11) tiled shower, white low level wc and wash basin with mixer tap, tiled walls, radiator, space for washing machine, cupboard concealing gas meter and half height cupboard accessing space beneath stairs, window to rear

Kitchen/Breakfast Room

3.61m x 3.01m (11'10 x 9'11) base cupboards beneath work surfaces with inset single drainer double bowl sink and mixer tap, cooker hood above 4-ring gas hob, built in electric double oven, large fridge/freezer, tiled floor, column radiator, wall tiling, eye level cupboards including display cabinet, full height cupboard, secondary glazed window to rear and double glazed door to side

Lounge/Dining Room

8.28m x 3.48m max (27'2 x 11'5) comprising two open plan rooms with LOUNGE 5.17m x 3.48m max x 11'5) includes tiled fireplace, radiator, double glazed window to front, woodblock flooring, opening to DINING ROOM 3.48m x 3.03m (11'5 x 9'11) radiator, full height windows beside glazed doors to garden

Study

3.4m x 2.48m max (11'2 x 8'2) includes fitted shelving, radiator beneath double glazed window to front

First Floor

Landing

3.63m max x 2.86m max (11'11 x 9'5) includes wide return staircase with large window to side and airing cupboard with shelves above insulated hot water cylinder, hatch to loft

Bedroom 1

4.22m x 3.51m max (13'10 x 11'6) includes fitted wardrobes with cupboards above, radiator, double glazed window to front

Bedroom 2

4.71m x 3.2m (15'5 x 10'6) includes pair of fitted double wardrobes with central recess having cupboards above, radiator, pair of double glazed windows to front

Bedroom 3

4m x 2.91m (13'1 x 9'7) plus recess by door, includes fitted wardrobes and unit around bed providing bedside cabinets having high level cupboards above, radiator, secondary glazed window to rear

Bedroom 4

3.07m x 2.12m (10'1 x 6'11) radiator, secondary glazed window to rear

Bathroom

2m x 2m (6'7 x 6'7) panelled bath with mixer tap and shower attachment, white low level wc, pedestal wash basin with mixer tap, wall tiling, radiator, wall cabinets, window to rear

Outside

Front Garden

defined gravel parking area for at least 3 cars in front of garage with deep border to front beside shared driveway access to adjoining property

Garage

5.75m x 4.54m (18'10 x 14'11) up and over door, light and power, door to garden

Rear Garden

about 10.76m x 13.66m (35ft x 45ft) plus area to rear of garage 4.66m x 4.93m to side boundary (15'3 x 16'2) with shed and path to rear door into garage, door out from kitchen/breakfast room on opposite of house with path to uneven terrace and lawn

Additional Information

Council Tax

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

Utilities

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