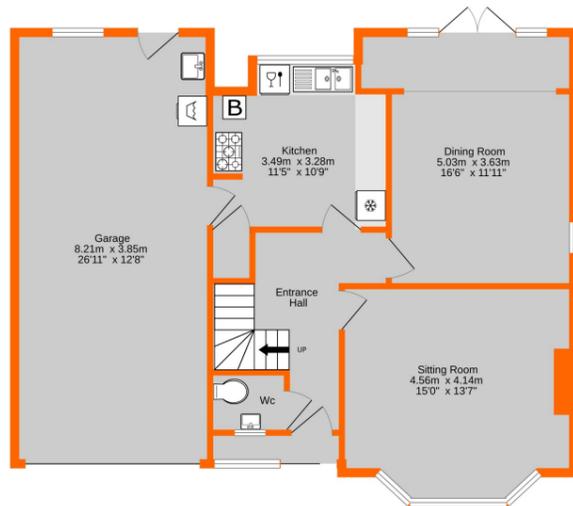


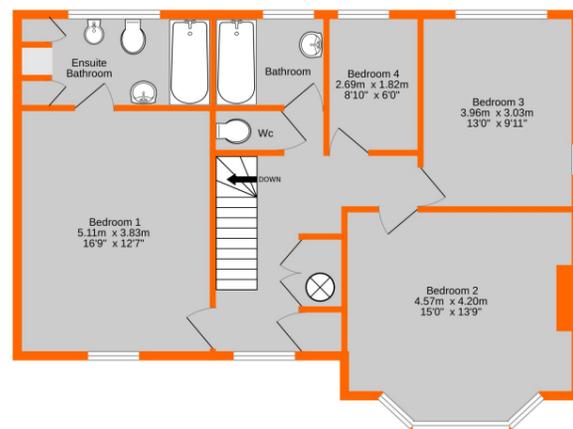
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



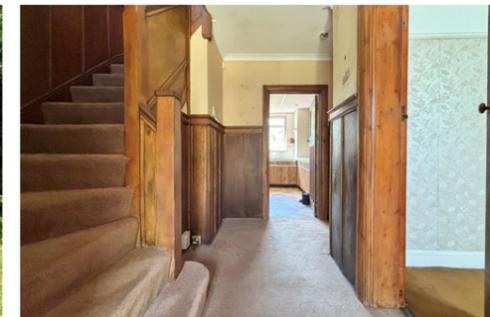
Ground Floor
92.7 sq.m. (998 sq.ft.) approx.



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



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 171.0 sq.m. (1841 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

46 Hayes Way, Park Langley, Beckenham, Kent BR3 6RS

£1,200,000 Freehold

- Offered to the market 'Chain Free'
- Requiring modernisation throughout
- Four bedrooms and two bathrooms
- Large garage and parking to front
- Wonderful Park Langley location
- 41m/135ft garden with south westerly aspect
- Two separate reception rooms
- Scope to extend, subject to planning

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 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.
 For further details please visit our website - www.proctors.london



46 Hayes Way, Park Langley, Beckenham, Kent BR3 6RS

A delightful detached Park Langley home being sold by long term owners and occupying a desired position in the middle section of Hayes Way, with its quiet southerly facing rear garden. Any buyer will want to modernise the property but there is a good footprint to work with, especially with a widened full depth integral garage which is readymade for possible conversion to extra living accommodation. The reception rooms are of good proportions and the principle bedroom is a generous size, benefitting from an en suite bathroom. Ample parking to front plus a 41m/135ft rear garden, this Chain Free home is a wonderful opportunity for the next long term residents.

Location

This property is situated in the section of Hayes Way between Whitecroft Way and Brabourne Rise. Schools in the area include the popular Langley Park Primary and Secondary Schools as well as Unicorn and Highfield Primary Schools. Local shops are available on Wickham Road by the Park Langley roundabout and a wider range of amenities will be found in Beckenham and Bromley, which are both a little over a mile away. Trains run from Beckenham Junction to Victoria and there are also trams to Croydon and Wimbledon. Shortlands station (Victoria and Blackfriars) is just under a mile away.



Ground Floor

Enclosed Porch

double glazed sliding door and matching panel, quarry tiled floor

Entrance Hall

3.98m x 2.47m max (13' 1" x 8' 1") to include stairs, plus additional area with radiator by door to dining room, wood panelling

Cloakroom

low level wc, wash basin with tiled splashback, window to porch

Sitting Room

4.56m max x 4.14m max into bay (15' 0" x 13' 7") handsome brick fireplace with quarry tiled hearth, picture rail, radiator set into wide bay with double glazed windows to front

Dining Room

5.03m x 3.63m widening to 4.18m to far end (16' 6" x 11' 11" to 13' 9") with double glazed windows beside doors to garden, two radiators, picture rail, double glazed window to side

Kitchen

3.49m max x 3.28m max (11' 5" x 10' 9") plus large walk-in cupboard extending beneath stairs with gas and electricity meters, base cupboards and drawers plus space for fridge and dishwasher beneath work surfaces, inset double bowl single drainer sink unit with mixer tap, cooker hood above range cooker, Vaillant wall mounted gas boiler, wall units, double glazed window to rear, door to garage

First Floor

Landing

4.15m max x 4.4m max (13' 7" x 14' 5") includes stairs and airing cupboard with slatted shelves and insulated hot water cylinder

Bedroom 1

5.11m x 3.83m (16' 9" x 12' 7") double doors to low level front eaves storage, radiator, double glazed window to front

En Suite Bathroom

3.81m x 1.78m (12' 6" x 5' 10") panelled bath with mixer tap and shower attachment, low level wc, bidet, pedestal wash basin with mixer tap, tiled walls with mirror and wall light with shaver point above basin, fitted wardrobe and cupboard beside dressing table with mirror having light plus high level cupboards above, double glazed window to rear

Bedroom 2

4.57m x 4.2m max (15' 0" x 13' 9") two radiators, picture rail, wide bay with double glazed windows to front

Bedroom 3

3.96m x 3.03m (13' 0" x 9' 11") radiator, double glazed windows to side and rear

Bedroom 4

2.69m x 1.82m (8' 10" x 6' 0") picture rail, double glazed window to rear

Bathroom

2.23m x 1.83m (7' 4" x 6' 0") large cast iron bath with mixer tap having tiled surround, pedestal wash basin with mixer tap, tiled walls, shower above bath, mirrored cabinet plus shaver point above basin, double glazed window to rear

Outside

Front Garden

area of lawn beside brick driveway providing parking for several cars, gated side access to garden

Garage

8.21m x 3.85m (26' 11" x 12' 8") up and over door, particularly spacious with light and power, Belfast sink plus space with plumbing for washing machine, window and door to rear accessing garden

Rear Garden

about 41m x 14m (134' 6" x 45' 11") wonderfully tranquil and secluded with sunny south westerly aspect having areas of lawn and main side border with brick edging plus additional mature shrubs and trees, half bordering lawn and continuing beyond established apple tree and other shrubs to additional areas of lawn, further fruit trees with shed to far corner, outside tap to rear of house and greenhouse screened by established trees and shrubs

Additional Information

Council Tax

London Borough of Bromley band G