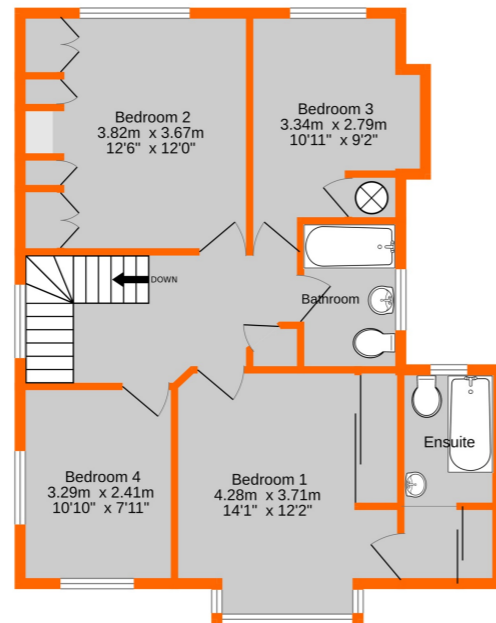
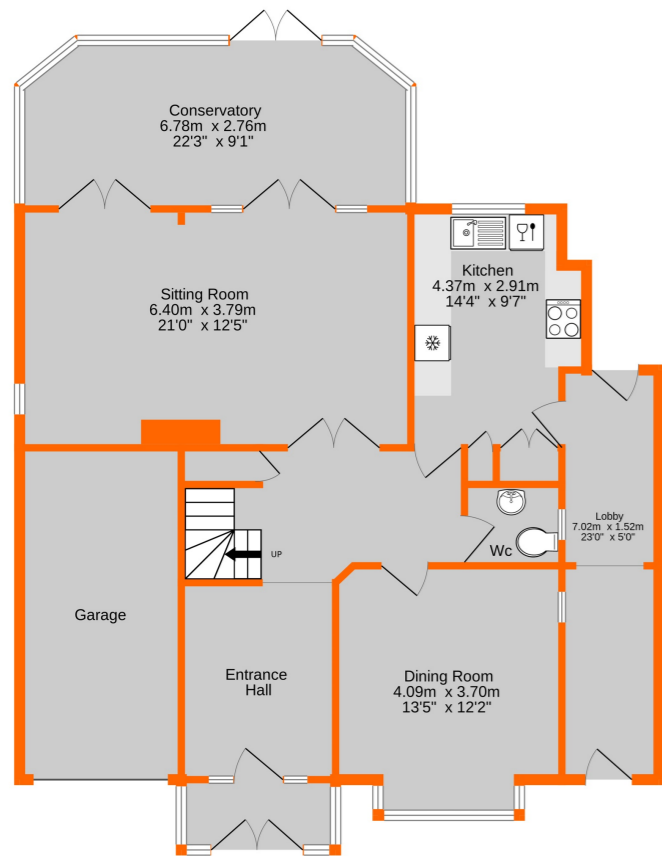


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
100.6 sq.m. (1083 sq.ft.) approx.

1st Floor
65.9 sq.m. (709 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 166.5 sq.m. (1792 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024

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



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

79 Hayes Way, Park Langley, Beckenham, Kent BR3 6RR

£1,095,000 Freehold

- Detached long-term family home
- Popular Park Langley location
- Scope for modernisation
- Near sought after schools
- Four bedrooms and two bathrooms
- Two good size reception rooms
- Generous L-shaped entrance hall
- 150ft garden plus in-and-out driveway

79 Hayes Way, Park Langley, Beckenham, Kent BR3 6RR

A detached Park Langley home owned for many years by the current family, providing spacious accommodation over two floors. Entrance hall creates a delightful first impression, with two areas making up an L-shaped space, having views through double doors to the main sitting room and garden beyond. There is a side passageway off the kitchen giving scope for a utility room with extension above providing dressing room and en suite to the main bedroom. Off the generous landing there are three additional bedrooms (four in total) and the family bathroom. In-and-out driveway to the front and the 47m/154ft lawned rear garden is a major feature with the added benefit of gated rear access from Hayes Lane. Anyone looking to put their own stamp on a property should call our PARK LANGLEY OFFICE to arrange a viewing.

Location

The property is situated in the section of Hayes Way between Brabourne Rise and Whitecroft Way. There are local shops on the corner of Pickhurst Lane and Westmoreland Road and also by the Park Langley roundabout on Wickham Road. Local schools include the popular Langley Park Primary and Secondary Schools for boys and girls as well as Unicorn Primary School and Highfield Infant and Junior Schools. Bromley High Street with national stores and Bromley South Station is about a mile and a half away. Beckenham Junction station is a little over a mile away with services to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Enclosed Porch

full height double glazed windows either side of matching double doors and further double glazed windows to sides, quarry tiled floor

Impressive Entrance Hall

5.49m max x 4.71m max (18' 0" x 15' 5") L-shaped in two distinct areas 3.22m x 2.42m (10' 7" x 7' 11") with radiator, plate rail and feature windows either side and above front door, large opening to main area 4.7m x 1.88m max (15' 6" x 6' 2") to include cupboard beneath stairs, plate rail

Cloakroom

1.44m x 1.38m (4' 9" x 4' 6") white low level wc, wash basin, wall tiling, marble tiled floor, window to side

Kitchen

4.37m max x 2.91m max (14' 4" x 9' 7") base cupboards and drawers plus matching eye level units, display shelving, work surfaces with inset 1½ bowl stainless steel sink and drainer, space for slot-in cooker beneath concealed extractor hood, plumbing for dishwasher, integrated fridge and full height cupboards either side of larder cupboard, wall mounted Worcester boiler for central heating, double glazed window to rear, door to side

Lobby

7.02m x 1.52m max (23' 0" x 5' 0") paved floor, partially covered with thermoplastic roof with majority beneath first floor extension, double glazed door to rear and door to front

Dining Room

4.09m max x 3.7m max (13' 5" x 12' 2") radiator, leaded light window to side, attractive bay with double glazed leaded light windows

Sitting Room

6.4m x 3.79m max (21' 0" x 12' 5") open fireplace with wood mantle and surround, two radiators, pair of glazed double doors with windows beside and above leading to conservatory

Conservatory

6.78m x 2.76m (22' 3" x 9' 1") with views over beautiful garden

First Floor

Landing

4.52m max x 2.14m max (14' 10" x 7' 0") to include stairwell, trap to loft and shelved storage cupboard, original leaded light window to side

Bedroom 1

4.28m max x 3.71m max (14' 1" x 12' 2") to include large fitted wardrobe with mirror fronted sliding doors, radiator set into bay with double glazed windows to front, door to

Walk-Through Wardrobe

1.49m x 1.48m (4' 11" x 4' 10") fitted wardrobe with mirror fronted sliding doors, double glazed window to front, door to

En Suite Bathroom

2.63m x 1.7m max (8' 8" x 5' 7") white panelled bath with mixer tap and shower spray attachment, bidet, low level wc and wash basin, wall tiling, radiator, double glazed window to rear

Bedroom 2

3.82m x 3.67m (12' 6" x 12' 0") to include full length range of fitted wardrobes to include base drawers, locker cupboards and vanity surface with recessed mirror, radiator beneath double glazed window to rear

Bedroom 3

3.34m x 2.79m max (10' 11" x 9' 2") plus recess by door, includes airing cupboard having hot water cylinder with slatted shelves and locker cupboard above, radiator beneath double glazed window to rear

Bedroom 4

3.29m x 2.41m (10' 10" x 7' 11") to include fitted triple wardrobe, radiator, double glazed windows to side and front

Family Bathroom

2.41m x 1.63m max (7' 11" x 5' 4") white panelled bath, separate Aqualisa shower over, pedestal wash basin, low level wc, fully tiled walls, radiator, double glazed window to side

Outside

Front Garden

brick pavior in-and-out driveway leading to garage, lawn, shrub borders

Garage

5.60m x 2.66m (18' 4 x 8' 9) up and over door, light and power

Rear Garden

47m x 12.2m (154' 2" x 40' 0") paved terrace beside conservatory, pathway beside large area of lawn leading to rear section with covered workshop and gated access from Hayes Lane

Additional Information

Council Tax

London Borough of Bromley band G