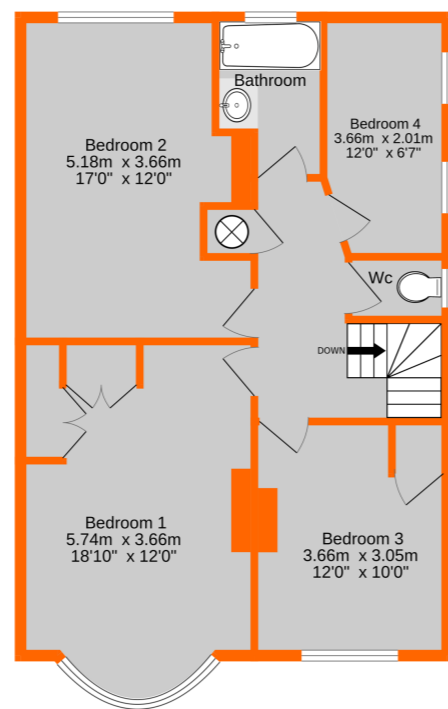
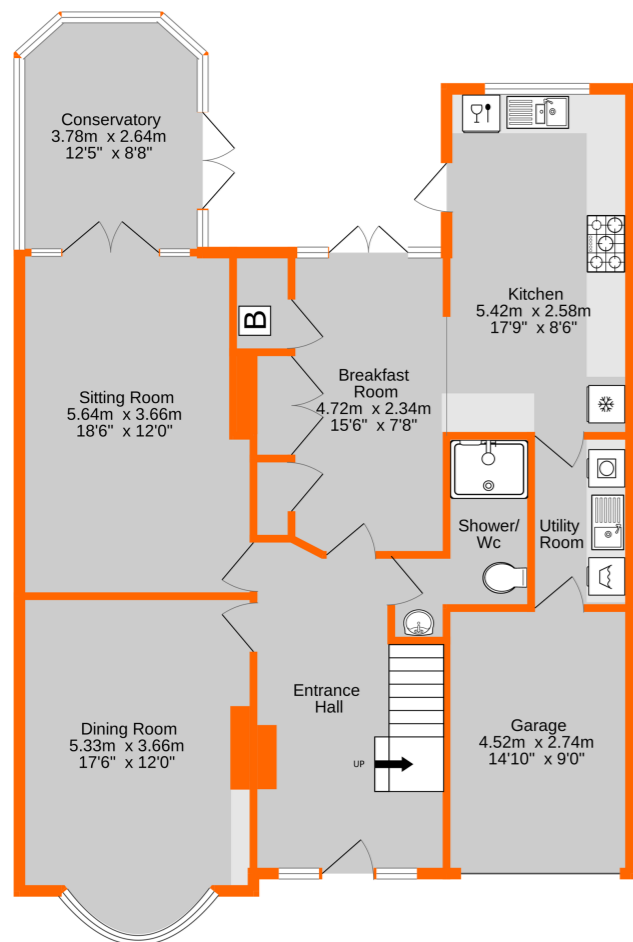


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

1st Floor



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 180.5 sq.m. (1943 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

23 Hayes Lane, Beckenham, Kent BR3 6QS

£945,000 Freehold

- Generous semi detached house
- Breakfast room with opening to fitted kitchen
- Separate utility room and shower/cloakroom
- Parking, garage and gated access to garden
- Available CHAIN FREE as sellers can vacate
- Beautiful hall and two reception rooms
- Four bedrooms arranged off landing
- Under a mile from popular Langley Schools

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



23 Hayes Lane, Beckenham, Kent BR3 6QS

Offered for sale by our Park Langley office, spacious semi detached house in convenient location for shops on Wickham Road and less than a mile from Langley Park Secondary Schools. The generous hall is a feature of the property with attractive parquet flooring that continues in the two large reception rooms. The breakfast room has large cupboards for storage and concealing the modern Worcester boiler and this room has an opening to the fitted kitchen with a separate utility room having a door to the garage. On the first floor there are four bedrooms as well as a bathroom and separate wc, with a further shower room downstairs. There is a conservatory overlooking the garden which can be accessed via gates from Thornes Close for easy maintenance and to the front there is off road parking for several cars.

Location

Conveniently located for the popular shops on Wickham Road, by the Park Langley roundabout, as well as entrances to Kelsey Park. Shortlands Station (Victoria/Blackfriars) and Eden Park Station (London Bridge) are a little under a mile away and Beckenham Junction Station is a little further away with trains to Victoria and The City as well as trams to Croydon and Wimbledon. The popular Clare House and Highfield Primary Schools and Langley Park Secondary Schools are all less than a mile away.



Ground Floor

Entrance Hall

5.38m x 3.07m (17'8 x 10'1) to include stairs with cupboard beneath, attractive parquet flooring, cast iron fireplace, covered radiator, leaded light windows beside front door

Shower/Cloakroom

low level wc having concealed cistern, wash basin with mirror above and tiled shower cubicle with hinged door and Aqualisa controls, heated towel rail, large wall mirror, Amtico flooring, extractor fan

Dining Room

5.33m into bay x 3.66m max (17'6 x 12'0) cast iron fireplace, attractive parquet flooring, shaped radiator set into bay with double glazed windows to front

Sitting Room

5.64m max x 3.66m max (18'6 x 12'0) impressive cast iron fireplace with living flame gas fire, attractive parquet flooring, two covered radiators, windows beside and above glazed double doors to

Conservatory

3.78m x 2.64m (12'5 x 8'8) wood finish flooring, double glazed windows providing views over garden with double glazed doors to terrace

Breakfast Room

4.72m x 2.34m (15'6 x 7'8) plus useful cupboards to one wall including coat cupboard, double storage cupboard and cupboard concealing modern Worcester wall mounted gas boiler, radiator, windows beside and above glazed doors to garden, Amtico flooring extending through opening to

Large Kitchen

5.42m x 2.58m (17'9 x 8'6) range of base cupboards and drawers including deep pan drawers beneath quartz work surfaces plus integrated dishwasher and easy access corner storage, 1½ bowl stainless steel sink with mixer tap, Britannia cooker hood and stainless steel splashback above Belling range cooker with 5-burner gas hob, wall tiling, eye level cupboards, matching base unit by opening to breakfast room, upright fridge/freezer, radiator, Amtico flooring, window to rear overlooking garden and door to terrace

Utility Room

2.59m x 1.42m (8'6 x 4'8) quartz work surface surrounding butler sink with drawer beneath, space for washing machine and tumble dryer, eye level cupboard, radiator, Amtico flooring to match kitchen, door to garage

First Floor

Landing

airing cupboard with slatted shelves above insulated hot water cylinder, window to side above staircase, hatch to loft

Bedroom 1

5.74m into bay x 3.66m (18'10 x 12'0) to wardrobes to end wall and marble fireplace with contemporary living flame gas fire, covered radiator, wood finish flooring, wide bay with double glazed windows to front

Bedroom 2

5.18m x 3.66m max (17'0 x 12'0) another good size room with wood finish flooring, radiator beneath window to rear

Bedroom 3

3.66m x 3.05m (12'0 x 10'0) to include built in wardrobe/cupboard to one corner, covered radiator beneath double glazed window to front

Bedroom 4

3.66m x 2.01m (12'0 x 6'7) picture rail, wood finish flooring, radiator, two windows to side

Bathroom

white panelled bath with mixer tap and shower attachment, recessed wash basin with cupboard beneath, wood finish flooring, wall tiling, heated towel rail, window to rear

Separate WC

white low level suite, wood finish flooring, window to side

Outside

Front Garden

lawn with outside light beside brick pavior driveway providing off road parking for a number of cars

Garage

4.52m x 2.74m (14'10 x 9'0) up and over door, light and power, door to utility room

Rear Garden

about 23m max (75ft) paved terrace with doors out from breakfast room, kitchen and conservatory, then laid to lawn with established shrubs and trees plus double gates providing easy access to garden from Thornes Close, outside lights and water tap