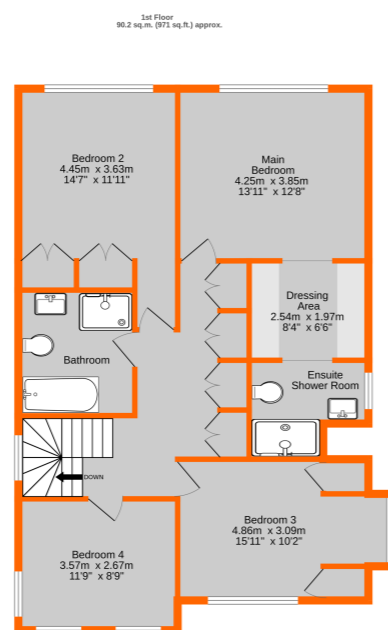
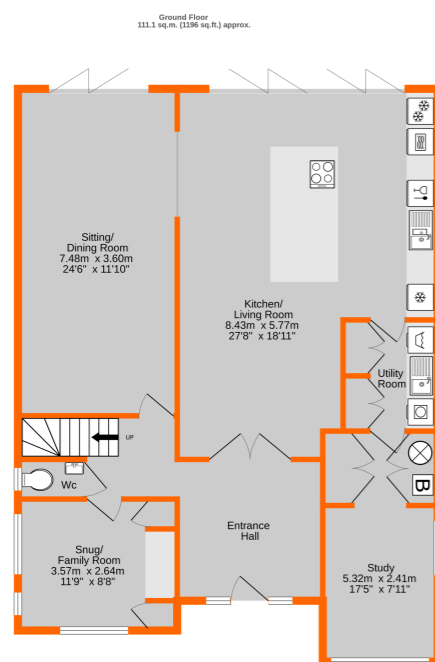


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Outbuilding: 14.3 sq.m. (154 sq.ft.) approx.



Outbuilding Sq.M Included In Total Floor Area
TOTAL FLOOR AREA : 215.6 sq.m. (2321 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

38 Hayes Way, Park Langley, Beckenham BR3 6RL

£1,500,000 Freehold

- Prime location in Conservation Area
- Magnificent 8.4m/27ft kitchen/living room
- Four double bedrooms on first floor
- Sunny landscaped garden with outbuilding
- Extended and upgraded to high standard
- Large sitting room, family room and study
- Very impressive main bedroom suite
- Contact our Park Langley office for viewing

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



38 Hayes Way, Park Langley, Beckenham BR3 6RL

Beautifully extended detached home in the sought after Conservation Area of PARK LANGLEY, on south side of the road towards Elwill Way, extensively developed by the current owners to provide wonderfully spacious accommodation over two floors. Fitted to a high specification having fabulous granite surface to island unit in the bespoke kitchen and Porcelanosa tiling complementing the Villeroy & Boch bathroom suites. Rarely are all bedrooms large enough to be considered double rooms which includes the impressive principle suite having ample wardrobes, dressing room and en suite shower room. The landscaped garden has many qualities and spaces including paved terrace, tiered lawns, summerhouse, multi-use gym/hobby/games room and covered area plumbed for hot tub, whilst the front provides parking for a number of cars.

Location

This property is situated in the First section of Hayes Way between Wickham Way and Whitecroft Way. 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, as is Eden Park station with rail links to London Bridge and Charing Cross.



Ground Floor

Entrance Hall

3.3m x 3.0m (10'10" x 9'10") plus additional area by stairs with small cupboard beneath, wood strip flooring throughout, column radiator, leaded light windows and matching glazed panels to front door

Cloakroom

white low level wc with concealed cistern and wash basin with mixer tap, wall tiling, heated towel rail, tiled floor, downlights, double glazed window to side

Snug/Family Room

3.57m max x 2.64m (11'9" x 8'8") includes fitted units to one wall with cupboards and shelves having space for tv, wood strip flooring, radiator, double glazed windows to front and side

Sitting/Dining Room

7.480m max x 3.6m max (24'6" x 11'10") wood strip flooring, two radiators, double glazed bi-fold doors to terrace, square opening to

Kitchen/Living Room

8.43m x 5.77m (27'8" x 18'11") comfortable LIVING AREA with ample space for large sofa by doors from hall, tiled floor with underfloor heating extending to magnificent KITCHEN with large island unit having Neff extractor above AEG touch control ceramic hob set into extensive granite work top extending to breakfast bar with large drawers and curved corner cupboards beneath, wall cupboards above further work surface with inset 1½ bowl Franke ceramic sink and mixer tap having cupboard, pull out bin unit and integrated dishwasher beneath, full height larder cupboards plus integrated fridge and freezer, built-in wine cooler and AEG electric double oven, wide bi-fold doors to terrace

Utility Room

2.32m x 2.11m max (7'7" x 6'11") includes extensive full height cupboards to one wall, single drainer stainless steel sink and mixer tap set into work surface with double cupboard beneath plus space for washing machine and tumble dryer, wall cupboards, tiled floor to match kitchen

Study

5.32m max x 2.41m (17'5" x 7'11") includes large double airing cupboard with slatted shelves, Megaflor hot water cylinder and Vaillant wall mounted boiler, further double storage cupboard with high level cupboards above, wood finish flooring, radiator, double glazed windows to front and side

First Floor

Landing

3.9m max x 3.6m max (12'10" x 11'10") L-shaped with large double glazed window to side above beautiful return staircase

Main Suite

8.21m x 4.25m (26'11" x 13'11") with four areas as follows

~ Ample Storage

4.24m x 1.46m (13'11" x 4'9") access from landing with full length range of fitted wardrobes

~ Bedroom

4.25m x 3.85m (13'11" x 12'8") radiator beneath double glazed window to rear

~ Dressing Area

2.54m x 1.97m (8'4" x 6'6") dressing table with drawers and built-in storage providing shelves and drawers

~ En Suite Shower Room

2.62m x 2.16m (8'7" x 7'1") large tiled shower cubicle with sliding door having fixed overhead shower and hand shower, wash basin with mixer tap, low level wc with concealed cistern, heated towel rail, tiled floor, large mirror above basin, downlights and extractor, double glazed window to side

Bedroom 2

4.45m x 3.63m (14'7" x 11'11") plus additional recess by door, includes fitted wardrobes, radiator beneath double glazed window to rear

Bedroom 3

4.86m max x 3.09m (15'11" x 10'2") ??includes?? two eaves cupboards, radiator, double glazed windows to front and side

Bedroom 4

3.57m x 2.67m (11'9" x 8'9") radiator, double glazed windows to front and side

Bathroom

2.73m x 2.62m (8'11" x 8'7") white panelled bath with mixer tap, low level wc, large tiled shower cubicle with sliding door having fixed overhead shower and hand shower, wash basin with mixer tap having deep drawer beneath, wall tiling above bath, large mirror above basin, heated towel rail, tiled floor, tall cabinet, downlights and extractor

Outside

Front Garden

sweeping paved driveway providing parking for several cars with inset lights and brick edging to area of lawn with wall to front boundary

Rear Garden

about 34m x 12.8m (112ft x 42ft) extensive paved terrace with retractable sun awning accessed via bi-fold doors having stainless steel and glass balustrade, steps to main lawn, paved paths to either side of property with gates to front garden for side access, additional paved pathway surrounding secondary lawn leading to covered seating area with lights and power

Timber Summerhouse

4.87m x 2.33m (16'0" x 7'8") with light and power, windows and glazed doors from terrace with inset lights

Storage/Changing Room

2.76m x 1.99m (9'1" x 6'6") wall tiling, tiled floor, chrome heated towel rail, light and power, double glazed door to covered seating area (designed for use with hot tub, now removed)

Games Room/Gym

3.15m x 2.75m (10'4" x 9'0") light and power, double glazed doors and large double glazed window to side

Additional Information

Council Tax

London Borough of Bromley - Band G