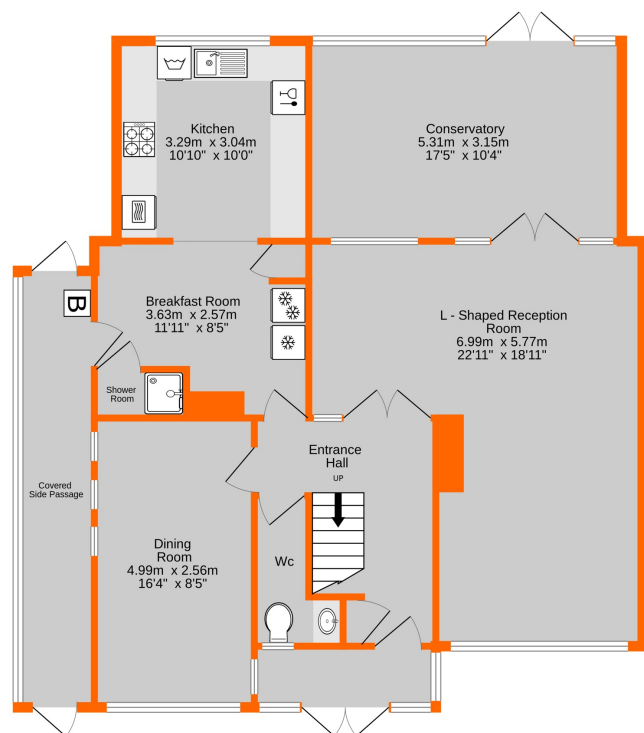


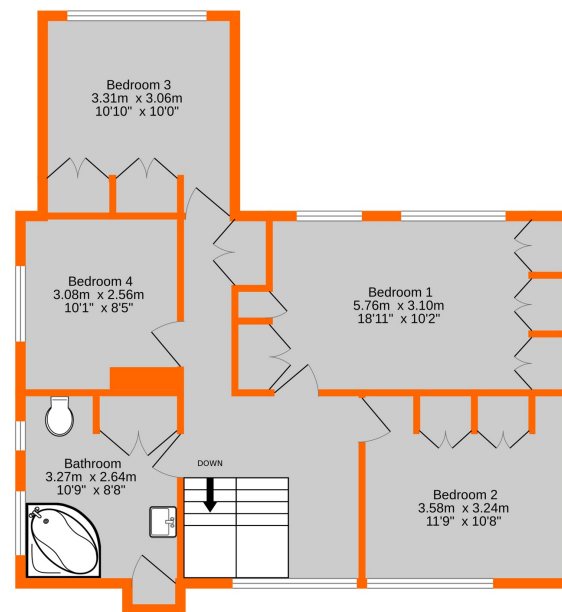
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor  
109.0 sq.m. (1173 sq.ft.) approx.



1st Floor  
71.3 sq.m. (768 sq.ft.) approx.



TOTAL FLOOR AREA : 180.3 sq.m. (1941 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

23 Hayes Way, Park Langley, Beckenham, Kent BR3 6RJ

**£1,120,000 Freehold**

- Sought after Conservation Area location
- Four good size bedrooms to first floor
- Three reception rooms plus conservatory
- Ample parking to front driveway
- Detached family home near Langley Schools
- Bathroom and separate shower room
- Rear garden with double garage to far end
- Extended to ground and first floor

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](http://www.proctors.london)





## 23 Hayes Way, Park Langley, Beckenham, Kent BR3 6RJ

A detached home in the sought after Park Langley Conservation Area, extended by the present owner to include a double storey rear extension providing a kitchen off the breakfast room and a fourth bedroom to the first floor. The entrance hall with its vaulted ceiling creates a wonderful first impression, having glazed double doors to the main living room with conservatory beyond, as well as inherited garage conversion, currently used as a formal dining room. Another advantage is the four good size bedrooms and an equally impressive family bathroom. As buyers expect, there is a substantial rear garden with paved terrace, lawn and rear structures including a double garage, and there is ample parking to the front driveway.

### 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

#### Enclosed Porch

2.97m x 1.02m (9' 9" x 3' 4") quarry tiled floor, double glazed window to side, full height double glazing either side of matching double doors

#### Entrance Hall

3.78m max x 3.02m max (12' 5" x 9' 11") to include recess by cloakroom and understairs cupboard, radiator, vaulted ceiling, full height window beside glazed double doors to reception room

#### Cloakroom

2.51m max x 1.36m max (8' 3" x 4' 6") to include larger and second understairs cupboard with shelving, white low level wc and wash basin with mixer tap set onto surface with cupboard beneath, radiator, double glazed window to front

#### Breakfast Room

3.63m max x 2.57m max (11' 11" x 8' 5") plus recess by door, base cupboard with deep recess into chimney breast, tall storage cupboard beside space for fridge and freezer, large opening to kitchen, door to shower room

#### Shower Room

1.57m x 0.78m (5' 2" x 2' 7") tiled shower cubicle with electric Triton shower, radiator, double glazed window to side

#### Kitchen

3.29m x 3.04m (10' 10" x 10' 0") white gloss fronted base cupboards and drawers with matching eye level units, work surface with inset Franke stainless steel sink and drainer with mixer tap, electric eye level Hotpoint oven and grill, integrated Kenwood dishwasher and plumbing for washing machine, pelmet lighting, inset 4-ring gas hob with stainless steel extractor hood above, wall tiling, double glazed window to rear

### Dining Room

4.99m x 2.56m (16' 4" x 8' 5") radiator, double glazed windows to three sides

### L-Shaped Reception Room

6.99m max x 5.77m max (22' 11" x 18' 11") two radiators, double glazed window to front, further double glazed window to rear and full height double glazed windows either side of matching double doors to conservatory

### Conservatory

5.31m x 3.15m (17' 5" x 10' 4") ceramic floor tiling, radiator, double glazed windows and double doors to rear garden

### First Floor

#### Landing

3.85m max x 3.02m (12' 8" x 9' 11") includes galleried landing with high level double glazed window to front, plus inner landing of 3.09m x 0.98m (10' 2" x 3' 2") with double cupboard having locker cupboard above

#### Main Bedroom

5.76m max x 3.10m (18' 11" x 10' 2") to include triple wardrobe to one side of and full width of three double wardrobes to the other, radiator, double glazed windows to rear

#### Bedroom 2

3.58m x 3.24m (11' 9" x 10' 8") fitted wardrobes, radiator, high level double glazed window to front

#### Bedroom 3

3.31m x 3.06m (10' 10" x 10' 0") large range of fitted wardrobes and drawers, radiator beneath double glazed window to rear

### Bedroom 4

3.08m max x 2.56m max (10' 1" x 8' 5") double glazed window to side

### Family Bathroom

3.27m max x 2.64m max (10' 9" x 8' 8") to include large shelved airing cupboard with radiator, white corner panelled bath, mixer tap and shower spray attachment, pedestal wash basin with mixer tap, low level wc, chrome heated towel rail, fully tiled walls, trap to loft, eaves storage cupboard, double glazed windows to side

### Outside

#### Front Garden

#### Covered Side Passage

7.35m x 1.32m (24' 1" x 4' 4") utility and storage space, Worcester combination boiler, power and light, high level windows to side, gated access from front garden to rear garden

#### Rear Garden

41.5m x 12m (136' 2" x 39' 4") full width paved terrace with water tap to side of house, matching pathway leading to far end of garden beside large area of lawn, landscaped area including ponds and raised sun terrace in front of large double garage with office area 5.16m max x 3.64m max (16' 11" x 11' 11") with ceramic floor tiling and conservatory finish with double glazed windows overlooking garden, L-shaped aviary

#### Double Garage

5m x 5.16m (16' 5" x 16' 11") accessed from double up and over door, power and light

### Additional Information

#### Council Tax

London Borough of Bromley band G