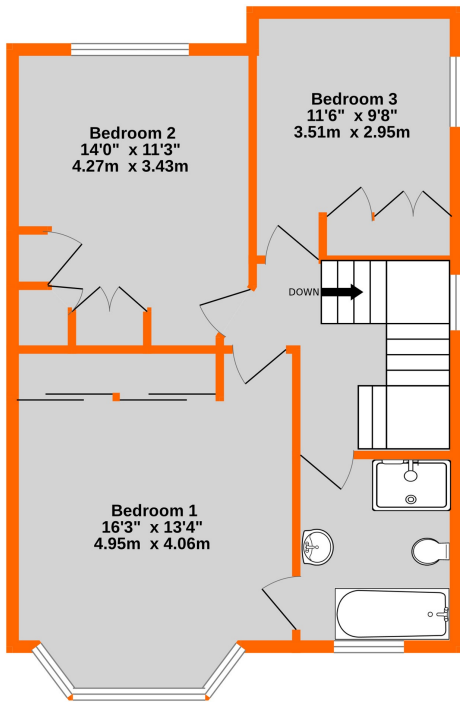
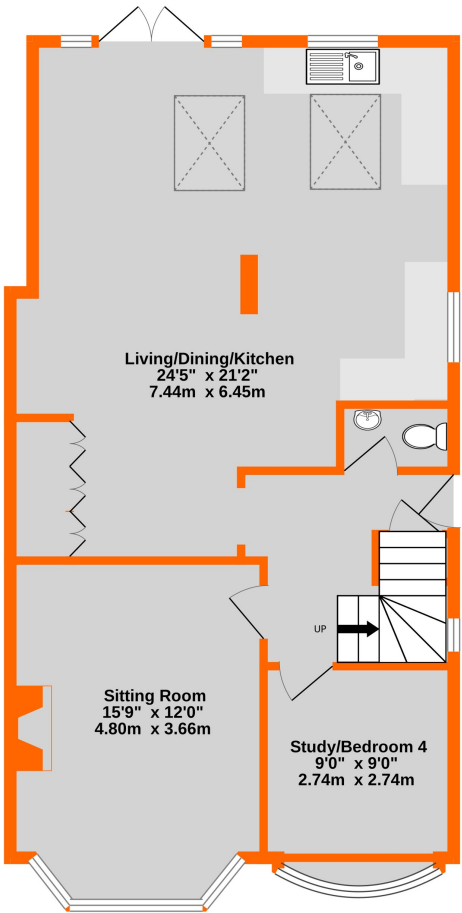


| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 53 | 72 |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1484sq.ft. (137.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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



George Proctor & Partners trading as Proctors



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

15 Bushey Way, Park Langley, Beckenham BR3 6TA

£850,000 Freehold

- Available immediately with NO ONWARD CHAIN
- Extended ground floor with open plan kitchen
- Cloakroom and study/bedroom 4 off hall
- Ample parking and driveway access to garden
- Ideal located for the popular Langley Park Schools
- Three upstairs bedrooms plus bathroom/en suite
- Sealed unit double glazing and plantation shutters
- Contact our PARK LANGLEY OFFICE to view

www.proctors.london

15 Bushey Way, Park Langley, Beckenham BR3 6TA

Great opportunity for keen purchasers - CHAIN FREE PROPERTY ideally situated for the sought after Langley Park Schools with Highfield and Unicorn Primary also in the vicinity. Large OPEN PLAN ground floor extension with kitchen and wonderful living space for sofas and dining table. Cloakroom off entrance hall plus generous sitting room and useful study/bedroom 4, ideal to work from home. Three double bedrooms on first floor all with wardrobes and bathroom with large bath and separate shower, accessed from landing and main bedroom as an en suite. Replacement double glazing, garden with sweeping terrace and ample parking with driveway beside house offering access to rear. Recently redecorated accommodation making this an easy property to move in but with scope for future updating and improvement.

Location

Bushey Way runs between Wickham Way and Elwill Way with great schools in the vicinity including the popular Langley Park Schools as well as Highfield and Unicorn Primary Schools. West Wickham station (Charing Cross) is about three quarters of a mile away and Beckenham Junction or Bromley South stations are both about a mile and a half away. Bromley and Croydon Town Centres are within easy reach by car and local shops are available at the corner of Westmoreland Road and Pickhurst Lane as well as at the end of Wickham Way by the Park Langley Roundabout.



Ground Floor

Entrance Hall

2.90m max x 2.82m (9'6 x 9'3) include stairs with cupboard under, upright radiator, wood finish flooring, double glazed windows above staircas

Cloakroom

white low level wc and wash basin with mixer tap, wood finish flooring, Vokèra Riello wall mounted gas boiler

Kitchen/Living Room

7.44m x 6.45m max (24'5 x 21'2) impressive open plan living space providing three areas with wood finish flooring throughout:

~ Family Area

4.27m x 3.40m (14'0 x 11'2) built in base units, covered radiator

~ Dining Area

3.18m x 3.35m (10'5 x 11'0) radiator, tall double glazed windows beside doors to garden plus double glazed Velux window

~ Kitchen

6.05m or 4.5m x 2.90m (19'10 or 16'5 x 9'6) base cupboards and drawers beneath work surfaces plus dishwasher, washing machine and tumble dryer, inset 1½ bowl single drainer stainless steel sink with mixer tap, cooker hood and stainless steel splashback above range cooker with large oven and five burner gas hob, eye level cupboards, space for fridge/freezer, double glazed windows to side and rear plus double glazed Velux window

Sitting Room

4.80m into bay x 3.66m max (15'9 x 12'0) to include handsome fireplace, wood finish flooring, shaped radiator set into wide bay with double glazed windows to front having plantation shutters

Study/Bedroom 4

2.74m x 2.74m (9'0 x 9'0) wood finish flooring, radiator, double glazed bay window to front with deep sill and plantation shutters

First Floor

Landing

3.56m max x 2.87m max (11'8 x 9'5) includes stairs, double glazed window to side

Bedroom 1

4.95m max x 4.06m (16'3 x 13'4) includes fitted wardrobes to one wall with mirrored doors, radiator set into wide bay with double glazed windows to front having plantation shutters

(En Suite) Bathroom

2.69m x 2.29m (8'10 x 7'6) accessed from main bedroom and landing, large white with mixer tap, tiled shower with glazed screens, low level wc, pedestal wash basin with mixer tap having mirror and wall light above, wall tiling, chrome heated ladder towel rail, double glazed window to front

Bedroom 2

4.27m x 3.43m max (14'0 x 11'3) includes fitted wardrobes with large corner cupboard, radiator beneath double glazed window to rear

Bedroom 3

3.51m x 2.95m (11'6 x 9'8) includes fitted wardrobes, hatch to loft, radiator, double glazed window to side

Outside

Front Garden

area of lawn beside double width block pavior driveway providing off road parking, driveway continues beside house with gates to garden

Rear Garden

about 21m x 9.1m (70ft x 30ft) extensive terrace paved terrace to rear of house with outside light and water tap, then laid to lawn beyond with timber shed to far end needing repair

Additional Information

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage