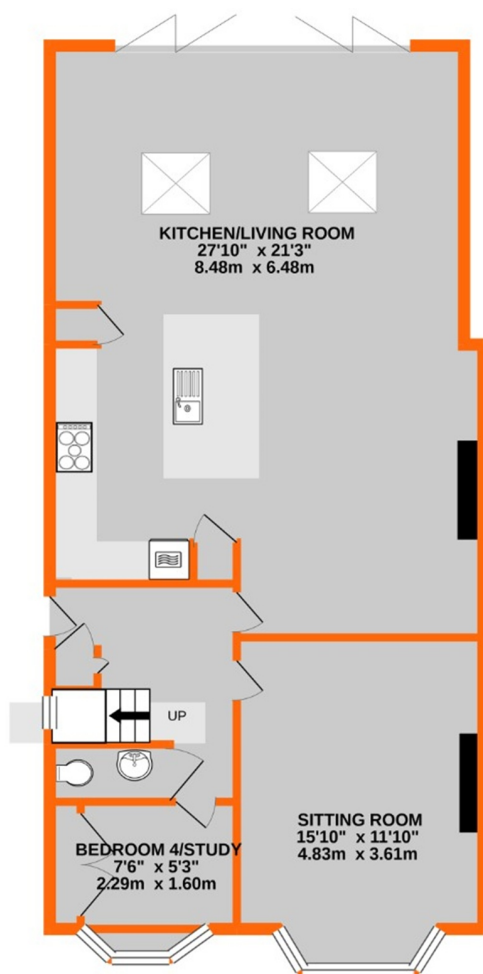
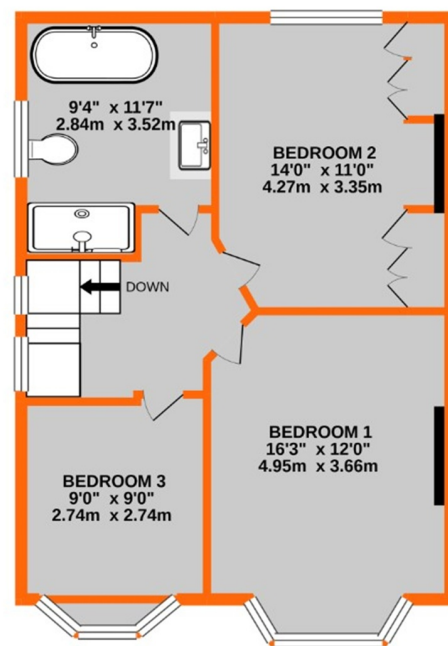


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1577 sq.ft. (146.5 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 5/2021

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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George Proctor & Partners trading as Proctors



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

5 Bushey Way, Park Langley, Beckenham BR3 6TA

£975,000 Freehold

- Fully refurbished semi detached
- Ideal for Langley Park Schools
- 8.5m x 6.6m kitchen/living room
- Bathroom, downstairs cloakroom
- Immaculate living accommodation
- Fabulous ground floor extension
- Separate sitting room and study
- Ample parking and lovely garden

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5 Bushey Way, Park Langley, Beckenham BR3 6TA

Spectacular semi detached house finished to exceptional standard, perfectly placed for Langley Park Schools. Full width ground floor extension with planning permission granted in 2018 (now lapsed) for larger ground floor and first floor extension to create four good bedrooms. Fabulous kitchen/living room plus elegant sitting room, downstairs cloakroom and study off hall. Three generous bedrooms plus superb bathroom with Jacuzzi bath and separate shower. 32m/105ft landscaped garden with extensive terrace. An exceptional family home in a great location with possible scope for further extension.

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

3.91m max x 2.84m max (12'10 x 9'4) includes cupboards beneath stairs, radiator, Amtico flooring, colour stained double glazed window above staircase

Cloakroom

white low level wc with concealed cistern, wash basin, painted low level panelling, radiator, Amtico flooring, downlights and extractor

Kitchen/Living Room

8.48m x 6.48m max (27'10 x 21'3) beautifully appointed with base cupboards and deep pan drawers beneath marble work surfaces plus integrated freezer and tumble dryer, large marble island unit extending to breakfast bar with cupboards beneath plus integrated dishwasher, washing machine and wine fridge to far side, inset sink with mixer tap, cooker hood above Bosch touch control Induction hob, marble splashbacks, eye level cupboards and integrated microwave, built-in electric double oven with cupboards above and below, pull out larder unit, integrated fridge/freezer, Amtico flooring extending to DINING AREA with ample space for table, radiator, open plan to SPACIOUS FAMILY AREA with two rooflights, two upright radiators, wide double glazed bi-fold doors to garden

Sitting Room

4.83m max x 3.61m max (15'10 x 11'10) includes handsome limestone fireplace with living flame gas fire, Amtico flooring, downlights, radiator set into wide bay with double glazed windows to front

Study/Bedroom 4

2.29m x 1.60m (7'6 x 5'3) plus full width double cupboard concealing modern wall mounted gas boiler, radiator, Amtico flooring, wide bay with double glazed windows to front and deep sill

First Floor

Landing

3.56m max x 3.51m max (11'8 x 11'6) hatch to loft, colour stained double glazed window to side above staircase

Bedroom 1

4.95m max x 3.66m max (16'3 x 12'0) spacious and beautifully decorated with radiator set into wide bay with double glazed windows to front

Bedroom 2

4.27m x 3.35m max (14'0 x 11'0) includes fitted triple wardrobe either side of chimney breast, radiator beneath double glazed window to rear

Bedroom 3

2.74m x 2.74m (9'0 x 9'0) radiator, wide bay with double glazed windows to front having deep sill

Magnificent Bathroom

3.45m max x 2.92m max (11'4 x 9'7) includes large walk-in shower with glazed screen having fixed overhead shower plus hand shower, white low level wc, Roca wash basin with mixer tap having deep drawers beneath and large Jacuzzi bath with mixer tap and separate shower attachment, tiled walls, large chrome heated towel rail, tiled floor with underfloor heating, downlights, extractor fan, double glazed window to side

Outside

Front Garden

extensively paved to provide ample off road parking with security bollard operated by remote control, raised border to front boundary, outside lights, paving continues beside house with double gates to rear garden

Rear Garden

about 32.0m x 9.1m (105ft x 30ft) fabulous full width paved terrace continuing beside house with outside tap and gates to driveway, low level wall at end of terrace and semi-circular steps to shaped area of lawn with well stocked borders including established shrubs, timber shed to far end, outside lights, external power points, westerly aspect to side boundary providing plenty of afternoon sunshine

Additional Information

Council Tax

London Borough of Bromley - Band F