

FOR SALE

OIEO £900,000

Bushey Way, Beckenham, BR3



A superb opportunity to own this chain free three bedroom detached house in the Park Langley area within the catchment for both Langley Schools. Offering three receptions, two bathrooms, garage and a south facing garden with the potential to extend (STPP).

Grafton Estate Agents are proud to offer to the market this spacious three bedroom family home, in need of some modernisation, chain free.

The property downstairs boasts a spacious entrance hallway with two large reception rooms and an additional room to the rear, which gives access into both the garage and garden, separate kitchen and shower room; while upstairs offers three sizeable double bedrooms and a family bathroom with a separate toilet.

The future buyer will also benefit from double glazing throughout, garage, off street parking and easy side access into a big south facing garden, which allows the potential to extend subject to planning permission, making this an ideal family home.

Bushey Way is located on a quiet residential road within the catchment for both Langley schools and situated close to many local amenities, including Kelsey Park and The Parade, Park Langley Golf and Tennis Club; while West Wickham and Eden Park Stations gives easy access into London Bridge, Waterloo East and Charring Cross.

- Chain free
- Detached
- Three double bedrooms
- Three receptions
- South facing garden
- Garage
- Off street parking
- Potential To Extend (STPP)
- Park Langley area
- EPC rating D





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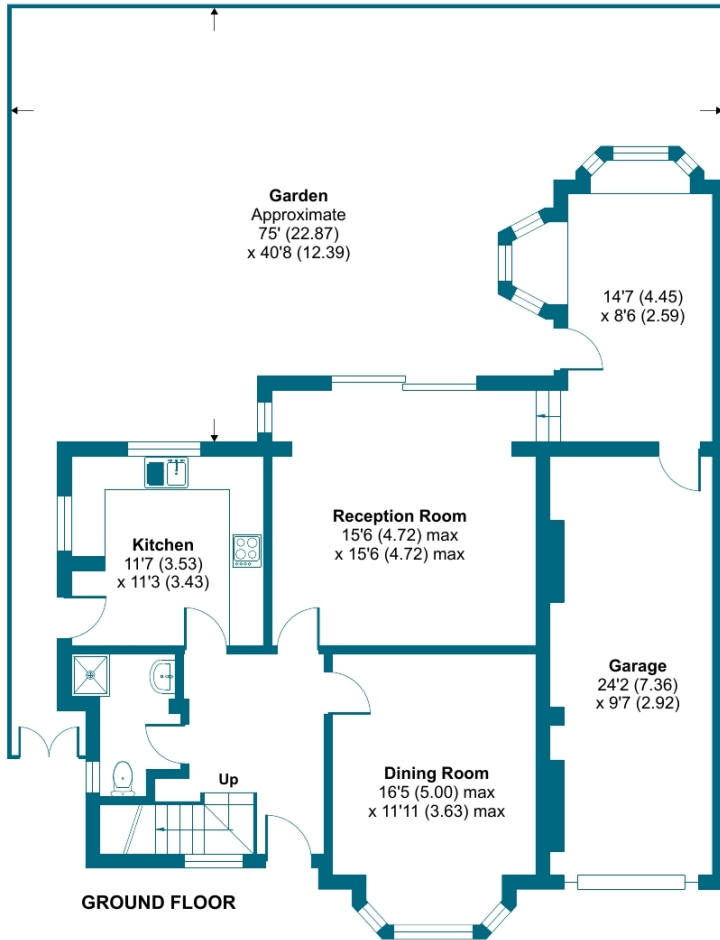
Approximate Area = 1550 sq ft / 144 sq m

Limited Use Area = 23 sq ft / 2.1 sq m

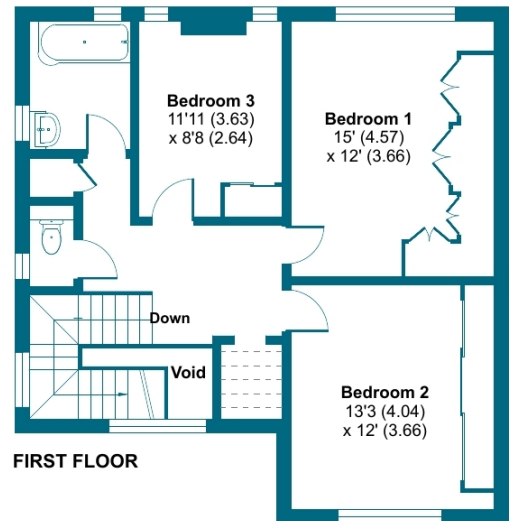
Garage = 235 sq ft / 21.8 sq m

Total = 1808 sq ft / 168 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Grafton Estate Agents. REF: 1228088



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