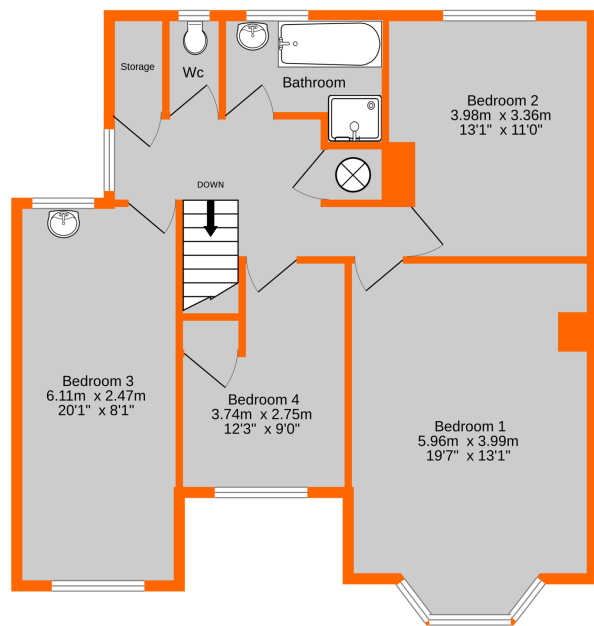
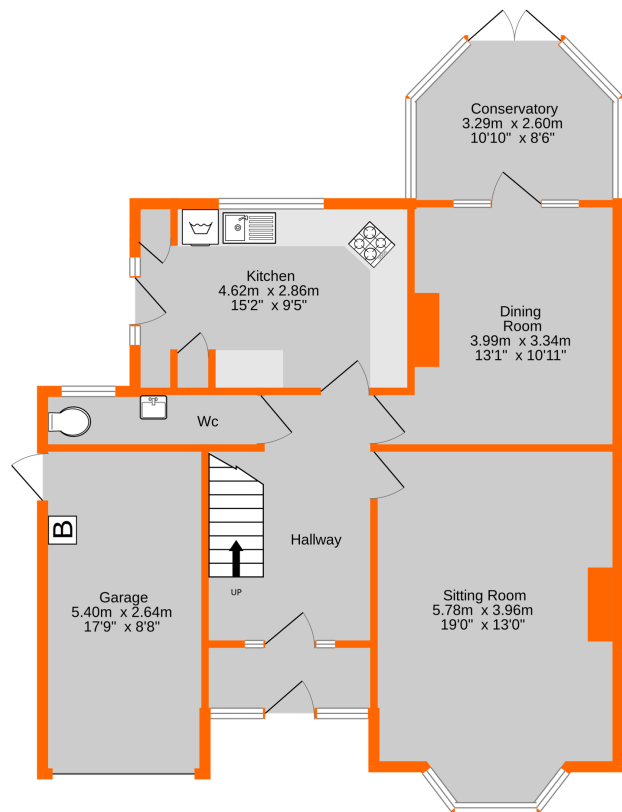


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
86.9 sq.m. (935 sq.ft.) approx.

1st Floor
77.7 sq.m. (836 sq.ft.) approx.



Garage Sq.M Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 164.6 sq.m. (1771 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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For further details please visit our website - www.proctors.london



Viewing by appointment with our West Wickham Office - 020 8460 7252

50 Bushey Way, Beckenham, Kent BR3 6TD

£1,000,000 Freehold

- Splendid 164' South Facing Garden.
- Two Reception Rooms & Conservatory.
- Chain Free.
- Prime Position For LANGLEY PARK SCHOOLS.
- Extension Potential S.T.P.P.
- Garage & Off Street Parking.
- Family Bathroom & Separate WC.
- 4 Bedroom Semi Detached House.

50 Bushey Way, Beckenham, Kent BR3 6TD

A cherished family home for nearly 60 years, this well-loved semi detached property is now ready for new owners to make it their own. Situated in a prime PARK LANGLEY LOCATION, renowned for it's excellent schools, this home offers an exciting opportunity for modernisation and further development (subject to the usual consents) On the ground floor, a spacious entrance hall leads to two generous reception rooms, conservatory, kitchen/breakfast room and w.c. Upstairs, you'll find four well-proportioned bedrooms, including a particularly impressive main, measuring 19' 7" x 13' 1" The family bathroom has a white panel bath and separate shower with a w.c next door. The property boasts a 164 ft SOUTH FACING garden - perfect for families looking for space to grow. Offering huge potential in an unbeatable location, this is a rare opportunity to create a forever home in one of the area's most desirable neighbourhoods.

Location

Park Langley is a highly desirable area with local Schools including Highfield and Unicorn Primary Schools as well as Langley Park Primary and Secondary Schools. Shops can be found at the top corner of Westmoreland Road or on Wickham Road, by the Park Langley roundabout. Stations in the vicinity include West Wickham, Bromley South, Eden Park and Shortlands, all about a mile away. Beckenham Junction is about a mile and a half away and from here there are also trams to Croydon and Wimbledon. Local recreational facilities include Kelsey Park, South Hill Woods, Langley Park Golf Course and Park Langley Tennis Club.



Ground Floor

Entrance Porch

Double glazed porch to:

Hallway

4.11m x 2.74m (13' 6" x 9' 0") Double radiator, understairs cupboard

Cloakroom

3.61m x 0.83m (11' 10" x 2' 9") Double glazed window to rear, low level w.c., sink with chrome mixer tap and cupboard beneath, tiled flooring and part tiled walls

Sitting Room

5.78m x 3.96m (19' 0" x 13' 0") Double glazed bay window to front, radiator, stone fireplace with wooden mantelpiece and stone hearth

Dining Room

3.99m x 3.34m into alcove (13' 1" x 10' 11") Double glazed doors and windows to conservatory, radiator

Conservatory

3.29m x 2.60m (10' 10" x 8' 6") Double glazed window and doors to garden, tiled flooring

Kitchen

4.62m x 2.86m (15' 2" x 9' 5") Double glazed door to side, double glazed windows to side and rear, double radiator, range of blue units and drawers with laminate worksurface over, tall pantry cupboard, sink and drainer with a chrome mixer tap, and water softener beneath, space for freestanding oven/electric hob and fridge, space/plumbing for washing machine, part tiled walls, vinyl flooring

First Floor

Landing

Double glazed window to side, deep cupboard housing new water tank, additional deep storage cupboard, loft hatch

Bedroom 1

5.96m x 3.99m (19' 7" x 13' 1") Double glazed window to front, radiator

Bedroom 2

3.98m x 3.36m (13' 1" x 11') Double glazed window to rear, double radiator

Bedroom 3

6.11m x 2.47m (20' 1" x 8' 1") Dual aspect room over garage, double glazed windows to front and rear, double radiator, ceramic sink with taps

Bedroom 4

3.74m x 2.75m (12' 3" x 9' 0") Double glazed window to front, radiator, storage cupboard with shelves

Bathroom

2.48m x 1.84m (8' 2" x 6' 0") Double glazed window to rear, white panelled bath with chrome mixer tap, ceramic sink with two door cupboard beneath, shower with chrome hand shower attachment and seat, white heated towel rail, tiled flooring and walls

Separate W.C.

1.51m x 0.8m (4' 11" x 2' 7") Double glazed window to rear, low level w.c., tiled walls and flooring

Outside

Rear Garden

50m x 10.74m (164' 1" x 35' 3") South facing garden with paved terrace to side and rear and door to front, level lawn with mature shrubs, rose beds and trees,

Garage

5.40m x 2.64m (17' 9" x 8' 8") Double glazed door to side, up and over door, power and light, Worcester Bosch boiler (new), gas and electric meters

Front Garden

Brick pavior driveway, off street parking for two cars, area of lawn and retaining wall

Additional Information

Council Tax

London borough of Bromley – Band F. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage