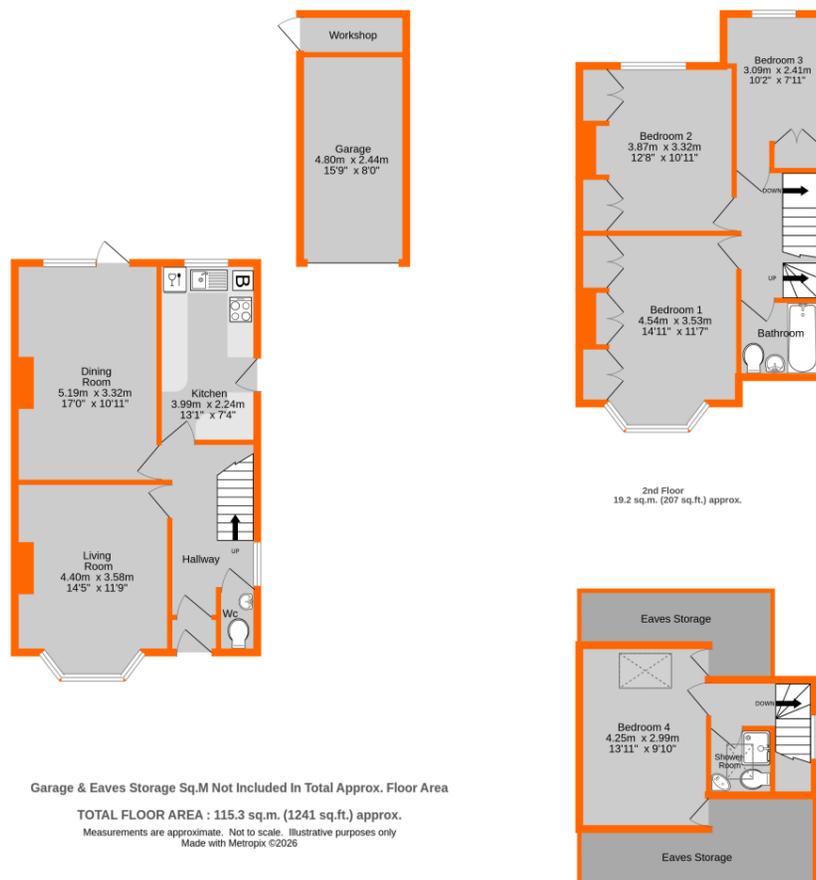


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		61
(55-68)	D		
(39-54)	E		61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
50.6 sq.m. (545 sq.ft.) approx.

1st Floor
45.5 sq.m. (489 sq.ft.) approx.



Garage & Eaves Storage Sq.M Not included In Total Approx. Floor Area

TOTAL FLOOR AREA : 115.3 sq.m. (1241 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



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

38 Mead Way, Bromley, Kent BR2 9EW

Chain Free £720,000 Freehold

- Four Bed Semi Detached.
- Bathroom & Shower room.
- Convenient For Good Local Schools.
- Garage & Off Street Parking.
- No Onward Chain.
- Kitchen With Bosch Integrated Appliances.
- 0.8 Mile Bromley South Station.
- Scope to Extend S.T.P.P.

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 fee 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



38 Mead Way, Bromley, Kent BR2 9EW

This very well presented and with no onward chain, this FOUR BEDROOM semi detached house has been lovingly looked after by the same family for over 40 years and is now ready for a new owners to take the reins. Having two good reception rooms, both with fireplaces and pictures rails and kitchen with a RANGE OF INTEGRATED APPLIANCES including BOSCH gas hob and electric oven, washing machine and slimline dishwasher. The first floor offers three good bedrooms (two of them doubles) all with fitted wardrobes and the family bathroom has a white suite comprising of pedestal wash basin, low level w.c and bath with Triton power shower over. The bedroom on the second floor has a fitted wardrobe and the shower room has a low level w.c, hand basin and shower cubicle. The garden has a crazy paved terrace leading to the garage and level lawn which is bordered by hedging plants and vibrant Camelias and there is good off street parking via the crazy paved driveway. This property is a pleasant stroll down to NORMAN PARK and ONLY 0.8 OF A MILE TO BROMLEY SOUTH STATION AND HIGH STREET. Offering further potential (subject to the usual consents) Please contact our WEST WICKHAM OFFICE to arrange a viewing.

Location

Mead Way runs from Pickhurst Lane through to Hayes Lane, Bromley. The house is situated close to the popular Pickhurst Schools. Local shops can be found at the corner of Pickhurst Lane and Westmoreland Road. Buses connecting with Bromley South Station and Bromley town Centre with a excellent choice of shops and recreational facilities run along Pickhurst Lane. Cupola Wood and Pickhurst Park are a short walk away.



Ground Floor

Entrance Porch

Enclosed porch with double glazed front door to front door?

Hallway

3.85m x 2.04m (12' 8" x 6' 8") Double glazed window to side, double radiator, understairs cupboard housing gas and electric meters

Cloakroom

1.58m x 0.73m (5' 2" x 2' 5") Double glazed window to side, low level w.c., sink with chrome mixer tap, heated chrome towel rail, tiled walls, wood effect laminate flooring

Living Room

4.40m x 3.58m into alcoves (14' 5" x 11' 9") Double glazed bay leaded light window, double radiator, picture rails, brick fireplace and hearth with coal effect gas fire

Dining Room

5.19m x 3.32m into alcoves (17' 0" x 10' 11") Double glazed door and window to rear, double radiator, brick fireplace with tiled hearth and coal effect gas fire, picture rail

Kitchen

3.99m x 2.24m (13' 1" x 7' 4") Double glazed window to rear, double glazed door and window to side, range of cream units and drawers with granite worksurface over, Bosch four ring gas hob with Bosch electric oven and extractor fan, stainless steel sink with chrome mixer tap, integrated Bosch washing machine and fridge, integrated Bosch slimline dishwasher and microwave, cupboard housing the Worcester boiler, wood effect laminate flooring, white heated towel rail

First Floor

Landing

Two double glazed windows to side

Bedroom 1

4.54m x 3.53m (14' 11" x 11' 7") Double glazed leaded light window to front, picture rail, radiator, fitted wardrobe with six doors (2 x part mirrored) having shelves and hanging space

Bedroom 2

3.87m x 3.32m (12' 8" x 10' 11") Double glazed window to rear, radiator, picture rail, fitted wardrobe with four doors having shelves and hanging space, two fitted cupboards with shelf above

Bedroom 4

3.09m x 2.41m into wardrobe (10' 2" x 7' 11") Double glazed window to rear, double radiator, picture rail, fitted wardrobe with two doors, fitted dressing table with six drawers

Bathroom

2.05m x 1.75m (6' 9" x 5' 9") Double glazed window to side, chrome heated towel rail, low level w.c., pedestal wash basin with chrome taps, bath with chrome taps and Triton Madrol? power shower, tiled walls and vinyl flooring

Second Floor

Second Floor Landing

Double glazed window to side

Bedroom 3

4.25m x 2.99m (13' 11" x 9' 10") Double glazed Velux window to rear, radiator, fitted wardrobe with three doors (2 x mirrored) sloping ceilings to front and rear, two eaves cupboards, wood effect laminate flooring

Shower Room

1.51m x 1.37m (4' 11" x 4' 6") Double glazed Velux window to front, low level w.c., corner sink with chrome mixer tap, shower cubicle with chrome shower head, chrome heated towel rail, tiled walls, wood effect laminate flooring

Outside

Garden

39.5m x 8.55m (129' 7" x 28' 1") Crazy paved patio and path to rear, brick barbeque, raised wooden garden bed, level lawn with hedge and Camillia borders, greenhouse, paved path to wooden shed and compost area, wooden gate to front, covered carport to side

Garage

4.80m x 2.44m (15' 9" x 8' 0") Up and over door and side door, light and power

Front Garden

Crazy paved driveway with off street parking for two/three cars, area of lawn with hedging 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

