

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



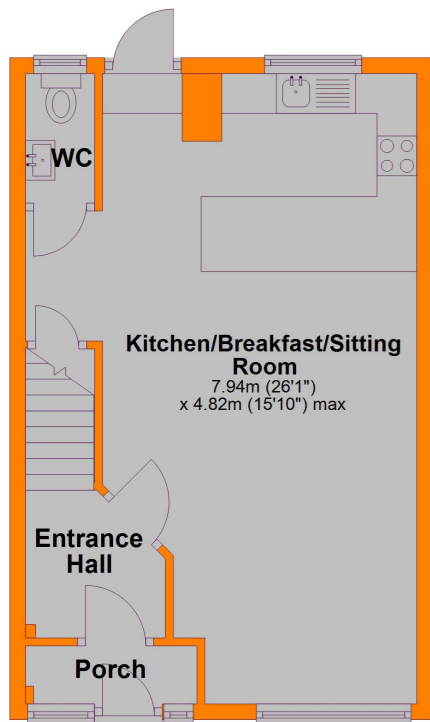
Viewing by appointment with our West Wickham Office - 020 8460 7252

82 Mead Way, Bromley, Kent BR2 9EU

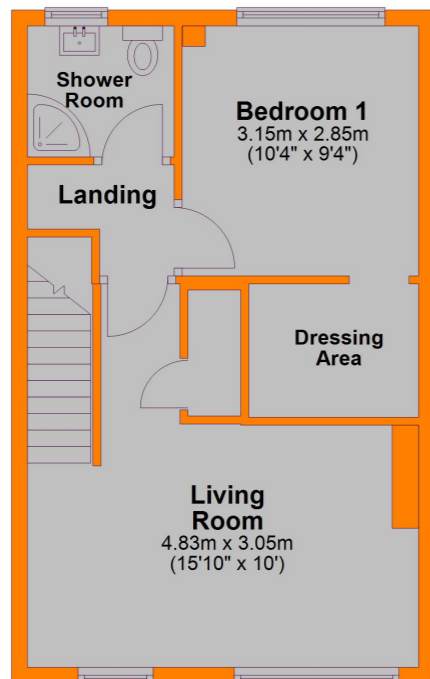
**£600,000 Freehold**

- Four Bedroom Townhouse.
- Double Aspect Kitchen/Breakfast/Sitting Room.
- 50' Rear Garden.
- Off Street Parking One Car.
- Walking Distance Pickhurst School.
- Separate Living Room.
- Family Bathroom and Shower Room.
- Main Bedroom With Dressing Area.

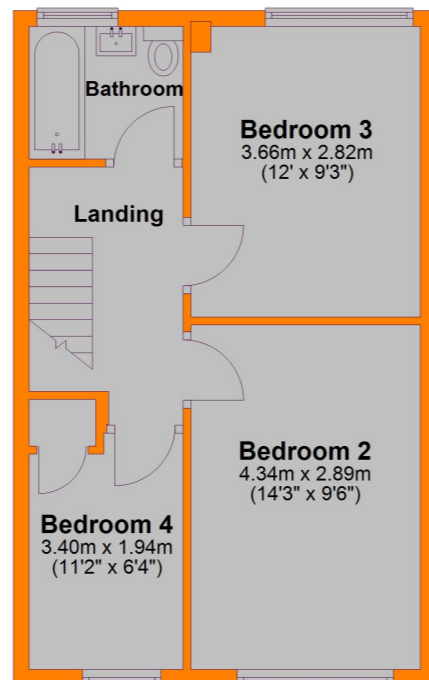
Ground Floor



First Floor



Second Floor



Total area: approx. 119.5 sq. metres (1286.8 sq. feet)  
 Measurements are approximate. Not to scale.

Plan produced using PlanUp.

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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## 82 Mead Way, Bromley, Kent BR2 9EU

Well presented four bedroom mid terrace town house, situated in a slip road on Mead Way, close to Cupola Woods and within walking distance of the popular Pickhurst Infant and Junior schools. Fantastic double aspect 26'1" kitchen/breakfast/sitting room with white gloss fitted units and granite work surfaces over including to the breakfast bar. Fitted under counter fridge/freezer and space for a washing machine and dishwasher. To the first floor there is a bright and airy 15' x 10' living room as well as a shower room and bedroom with walk in dressing area. Stairs to the second floor where there are a further three bedrooms and family bathroom. The property has gas fired heating with radiators and double glazing throughout and there is off street parking to the front for one car.

### Location

Mead Way runs between Pickhurst Lane and Hayes Lane (Bromley) and this property is on the left hand side of the road as you approach from Pickhurst Lane. Cupola Wood Recreation Ground is a short walk away as are the sought after Pickhurst Infant and Junior Schools. Other local schools include Langley Park, Ravensbourne and Hayes Secondary schools. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Norman Park can be accessed off Hayes Lane (Bromley) and Mead Way. There are bus services on Mead Way and Pickhurst Park, with routes to Bromley High Street, which is about 1.2 miles away and provides a range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London.



### Ground Floor

#### Entrance

Via enclosed porch with double glazed door

#### Hallway

1.79m x 1.79m (5' 10" x 5' 10") Column radiator and cupboard housing the gas meter, tiled floor

#### Cloakroom

1.61m x 0.88m (5' 3" x 2' 11") Double glazed window to rear, low level w.c., sink with chrome mixer tap and cupboard beneath, tiled floor

#### Kitchen/Breakfast/Sitting Room

7.94m x 4.82m reducing to 3.85m (12' 8") (26' 1" x 15' 10") Dual aspect with double glazed windows to front and rear (double radiator under the front window) Tiled floors to kitchen area. A range of gloss white base and wall units and drawers, granite work surfaces over and to the breakfast bar. Lamona four ring gas hob with a stainless steel extractor fan above and Lamona built in oven and grill beneath. Stainless steel inset sink with chrome mixer tap. Under counter fridge/ freezer and space for washing machine and dishwasher. Cupboard housing the Logic combination boiler, double glazed door leading to the rear garden

### First Floor

#### Landing

#### Bedroom 1

3.15m x 2.85m (10' 4" x 9' 4") Double glazed window to rear with double radiator beneath. Dressing Area - 1.85m x 1.69m (6' 1" x 5' 7")

### Living Room

4.83m x 3.05m (15' 10" x 10' 0") Two double glazed windows to front with double radiator and electric fire with wooden surround and quartz hearth

### Shower Room

1.85m x 1.69m (6' 1" x 5' 7") Double glazed window to rear, low level w.c., ceramic sink with chrome mixer tap and cupboard beneath, shower enclosure with chrome shower head and separate hand held shower attachment and sliding glass door, tiled walls and floor

### Second Floor

#### Second Floor Landing

Access to loft

#### Bedroom 2

4.34m x 2.89m (14' 3" x 9' 6") Double glazed window to front with single radiator beneath, laminate flooring

#### Bedroom 3

3.66m x 2.82m (12' 0" x 9' 3") Double glazed window to rear with single radiator beneath, laminate flooring

#### Bedroom 4

3.40m x 1.94m (11' 2" x 6' 4") Double glazed window to front with double radiator beneath, fitted cupboard with hanging rail and shelf. Laminate flooring

### Bathroom

1.93m x 1.67m (6' 4" x 5' 6") Double glazed window to rear, white suite comprising of low level w.c., ceramic sink with chrome mixer tap and cupboard beneath, P shaped bath with chrome shower head and separate hand held attachment, chrome mixer taps and chrome heated towel rail

### Outside

#### Rear Garden

15.48m x 5.21m (50' x 17') Patio with paved area leading to level lawn with wooden shed

#### Front Garden

Concrete driveway with off street parking for one car

### Additional Information

#### Council Tax

London Borough of Bromley - Band E