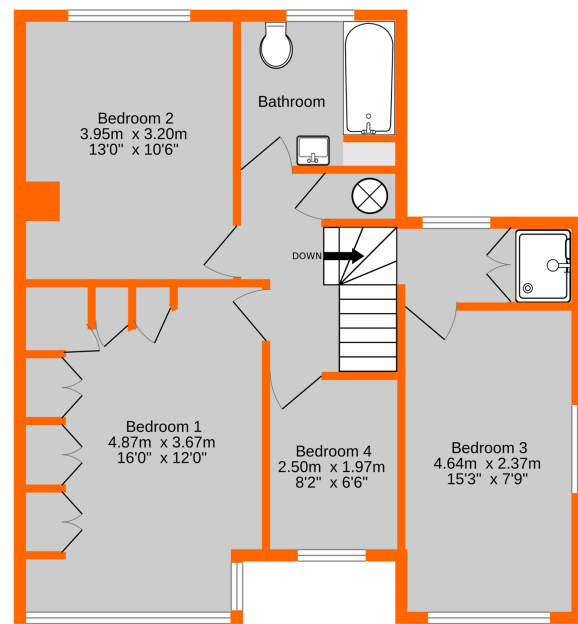
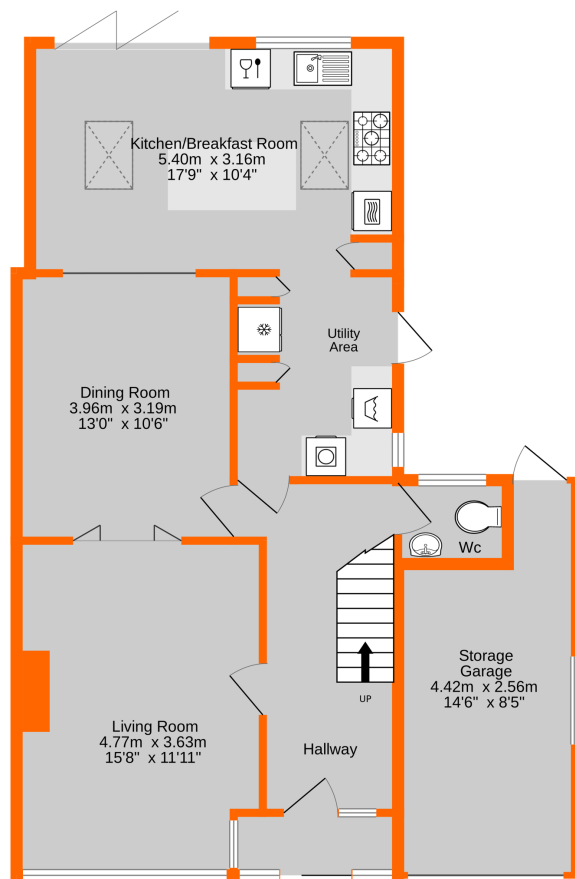


Ground Floor  
70.3 sq.m. (757 sq.ft.) approx.

1st Floor  
62.8 sq.m. (676 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area  
TOTAL FLOOR AREA : 133.1 sq.m. (1432 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



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

196 Mead Way, Bromley, Kent BR2 9ET

Offers in Excess of £810,000 Freehold

- Extended Four Bedroom Semi.
- Two Reception Rooms.
- White Bathroom & Separate Shower.
- Garage & Parking 3 Vehicles.
- Short Walk Pickhurst Schools.
- Extended Kitchen/Breakfast Room.
- White Cloakroom & Utility Area.
- Attractive 108' Rear Garden.

**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.  
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## 196 Mead Way, Bromley, Kent BR2 9ET

Extended four bedroom semi detached family home, enjoying a 108' rear garden and having a bright, extended and re-appointed kitchen/breakfast room, with granite work surfaces, an island unit with a breakfast bar and double glazed bi folding doors to the garden. The rear reception room is open plan to the breakfast area, which is ideal for entertaining. The living room has a log effect remote controlled gas fire. The original kitchen is a utility area and off the hallway is the white suite cloakroom. The main bedroom has a range of fitted wardrobes, the bathroom is beautifully reappointed with a white suite and there is a separate shower. Gas fired heating with radiators and double glazing. Attractive rear garden with a paved terrace, laid mainly to lawn with shrub borders and a summer house. Garage and own driveway for three vehicles. Short walk PICKHURST INFANT AND JUNIOR SCHOOLS and Pickhurst Recreation Ground.

### Location

Mead Way runs between Pickhurst Lane and Hayes Lane (Bromley). Pickhurst Infant and Junior schools are a short walk away off Pickhurst Lane and other local schools include Langley Park, Hayes and Ravensbourne Secondary schools. Bromley High Street is about 1.2 miles away with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London. West Wickham Station is about 1.1 miles away. There are shops at the junction of Pickhurst Lane and Westmoreland Road. Norman Park can be accessed off Hayes Lane (Bromley) at the junction of Mead Way.



### Ground Floor

#### Entrance

Via enclosed porch with double glazed sliding door, double glazed front window, quarry tiled floor and front door to:

#### Hallway

5.01m x 1.97m (16' 5" x 6' 6") Engineered oak flooring, dado rail, radiator, coving, two understairs cupboards, coat recess, door to:

#### Cloakroom

1.46m x 1.13m (4' 9" x 3' 8") Double glazed rear window, radiator, white concealed cistern low level w.c. and wash basin with a chrome mixer tap, tiled floor, coving

#### Living Room

4.77m x 3.63m into alcoves (15' 8" x 11' 11") Double glazed front bay window, engineered oak flooring, log effect remote controlled Gazco gas fire, two radiators, coving, double folding/sliding doors to:

#### Dining Room

3.96m x 3.19m into alcoves (13' 0" x 10' 6") Radiator, engineered oak flooring, coving, opening to:

#### Kitchen/Breakfast Room

5.40m x 3.16m (17' 9" x 10' 4") Double glazed bi folding doors to garden, double glazed rear window, appointed with cream fronted fitted wall and base units and drawers, Franke stainless steel sink with a chrome mixer tap, granite work surface including to the island unit with a breakfast bar, granite upstand, built in AEG five burner gas hob with a stainless steel extractor canopy above, built in Bosch stainless steel electric double oven, built in AEG dishwasher, brushed steel ceiling downlights, tall shelved unit, opening to:

#### Utility Area

2.89m x 2.41m (9' 6" x 7' 11") Part double glazed side door, double glazed side window, plumbing/space for washing machine, space for tumble dryer, wall mounted Worcester boiler, granite work tops, space for American style fridge/freezer with a unit above, a pull out larder unit and a tall storage unit, brushed steel ceiling downlights, slate tiled floor

### First Floor

#### Split Landing

Double glazed rear window, coving, access to large loft via aluminium ladder with some boarding, light and insulation. Airing cupboard housing the hot water tank

#### Bedroom 1

4.87m x 3.67m including wardrobes (16' 0" x 12' 0") Double glazed front bay window, double radiator, coving, ceiling downlights, four double wood effect fitted wardrobes and a single shelved wardrobe

#### Bedroom 2

3.95m x 3.20m (13' 0" x 10' 6") Double glazed rear window, radiator, coving

#### Bedroom 3

4.64m x 2.37m (15' 3" x 7' 9") Double glazed front and side window, double radiator, coving

#### Bedroom 4

2.50m x 1.97m (8' 2" x 6' 6") Double glazed front window, radiator, coving, wood effect laminate flooring

#### Bathroom

2.36m x 2.22m (7' 9" x 7' 3") Double glazed rear window, white suite of bath with a chrome shower over to one end, chrome Aqualisa controls and a glass folding shower screen, chrome ladder style radiator, concealed cistern low level w.c. with a wood effect cupboard either side and white rectangular wash basin with a chrome mixer tap, having a wood effect double cupboard beneath, chrome ceiling downlights, shelving

#### Shower

0.98m x 0.90m (3' 3" x 2' 11") Folding/sliding door from landing to tiled shower having an Aquatronic 2 wall mounted shower with a folding/sliding door, ceiling downlight

### Outside

#### Rear Garden

33.0m x 8.90m (108' x 29') Wide paved terrace to the rear of the house, laid mainly to lawn, timber shed, paved path to side with gate to front, part double glazed door to garage, outside tap, stepping stone path leading down the garden, shrub border, summer house

#### Front Garden

Driveway for three vehicles, lawn area, shrub borders

#### Storage Garage

4.42m x 2.56m (14' 6" x 8' 5") Up and over door, gas and electric meters and consumer unit, power points, light, double glazed side window, door to garden

### Additional Information

#### Council Tax

London Borough of Bromley - Band F. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)