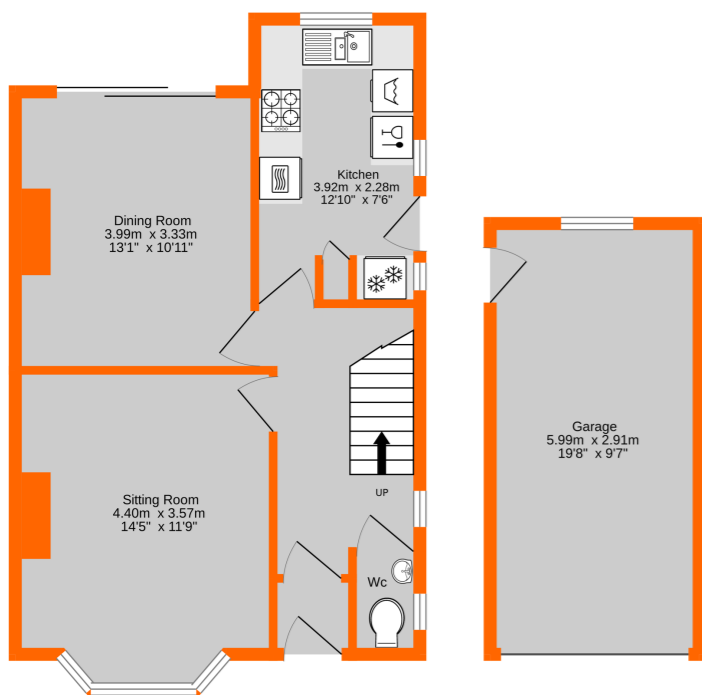
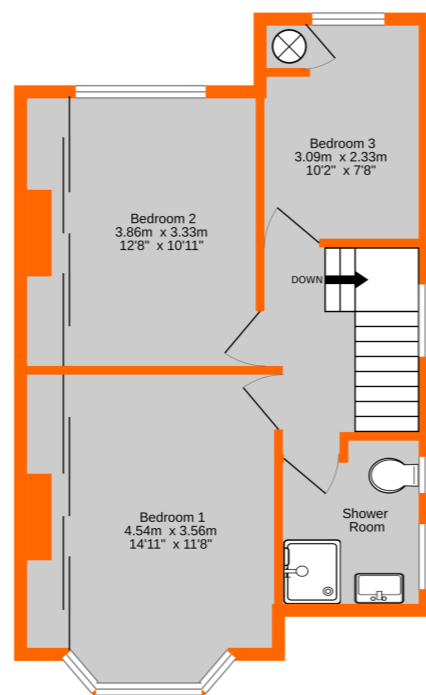


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
46.0 sq.m. (495 sq.ft.) approx.



1st Floor
44.9 sq.m. (483 sq.ft.) approx.



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 90.9 sq.m. (978 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2024



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

23 Mead Way, Bromley, Kent BR2 9EN

Chain Free £685,000 Freehold

- Three Bedroom Semi Detached.
- Off Street Parking 4 Cars.
- Family Friendly 68' Garden.
- Modern Kitchen and Shower Room
- Chain Free.
- Walking Distance Pickhurst Schools.
- Extension Potential S.T P.P.
- Detached Garage.

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



23 Mead Way, Bromley, Kent BR2 9EN

This Chain Free three bedroom semi detached home is in a convenient location for the popular PICKHURST INFANT AND JUNIOR SCHOOLS and is about 1.1 miles from Bromley South Station and High Street. Featuring two good size reception rooms and a modern kitchen with grey units and granite work surfaces and a range of integrated appliances. To the first floor there are three spacious bedrooms, two of which are doubles having built in wardrobes. The updated shower room has a walk shower, wide sink unit with drawers and underfloor heating. The garden has a patio area and shaped lawn with mature hedging and shrubs (including a stunning Camellia). There is a freestanding garage to the side and the front driveway has crazy paving and excellent parking for four cars. This lovely family home is sure to be popular with a variety of buyers looking for comfort and convenience all under one roof.

Location

Mead Way runs between Pickhurst Lane and Hayes Lane (Bromley) and this property is on the right hand side 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 1.1 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 Porch

Wooden front door, covered porch area with light, single glazed door to hallway

Hallway

3.84m x 2.03m (12' 7" x 6' 8") Secondary glazed stained lead light window to side, understairs cupboard housing gas and electric meters, single glazed door to kitchen, radiator, stairs to first floor

Cloakroom

1.61m x 0.72m (5' 3" x 2' 4") Double glazed window to side, radiator, wall mounted sink with chrome taps, low level w.c., tiled walls and floor

Sitting Room

4.40m into alcoves x 3.57m (14' 5" x 11' 9") Double glazed bay window to front, double radiator, fireplace with wooden mantle and marble surround and hearth

Dining Room

3.99m into alcoves x 3.33m (13' 1" x 10' 11") Double glazed sliding doors to garden, double radiator



Kitchen

3.92m x 2.28m (12' 10" x 7' 6") Double glazed window to rear, double glazed door to side, range of gloss grey wall and base units with granite work surfaces over, stainless steel 1 1/2 bowl sink with chrome mixer tap, stainless steel four ring gas hob and extractor fan over, integrated washing machine, fridge/freezer and slimline dishwasher. Tall pull out larder with drawers, Hotpoint wall mounted electric oven and grill, cupboard housing the Worcester Bosch boiler, tiled floor with underfloor heating.

First Floor

Landing

2.59m x 2.33m (8' 6" x 7' 8") Secondary glazed lead light window to side, loft hatch

Bedroom 1

4.54m x 3.56m (14' 11" x 11' 8") Double glazed window to front, double radiator, two double built in wardrobes with hanging rails and shelf space

Bedroom 2

3.86m x 3.33m (12' 8" x 10' 11") Double glazed window to rear, radiator, two double built in wardrobes with hanging rails and shelf space

Bedroom 3

3.09m x 2.33m (10' 2" x 7' 8") Double glazed window to rear, radiator, cupboard housing the Gledhill hot water cylinder



Shower Room

2.47m x 2.05m (8' 1" x 6' 9") Two double glazed windows to side, walk in shower with tiled seat and chrome shower head and separate hand shower attachment and two recessed shelves and glass doors. Wall mounted sink with chrome mixer tap and two drawers beneath. Low level w.c. and heated chrome towel rail, tiled floor with underfloor heating and part tiled walls

Outside

Garage

5.99m x 2.91m (19' 8" x 9' 7") Up and over door. Single glazed door to side and double glazed window to rear. Range of laminate wall and base units with laminate worksurface over, light and power

Rear Garden

20.88m x 10.42m (68' 6" x 34' 2") Aluminium door to front, outside tap, paved patio leading to the shaped area of lawn with path to side, wooden shed to the rear, range of mature shrubs (including a Camellia) and hedging

Front Garden

Crazy paved driveway with parking for four cars, area of lawn with flower beds and retaining wall to the front

Additional Information

Council Tax

London Borough of Bromley - Band F

