

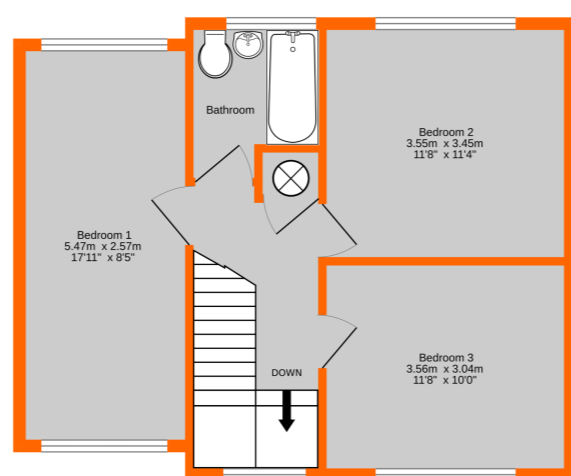
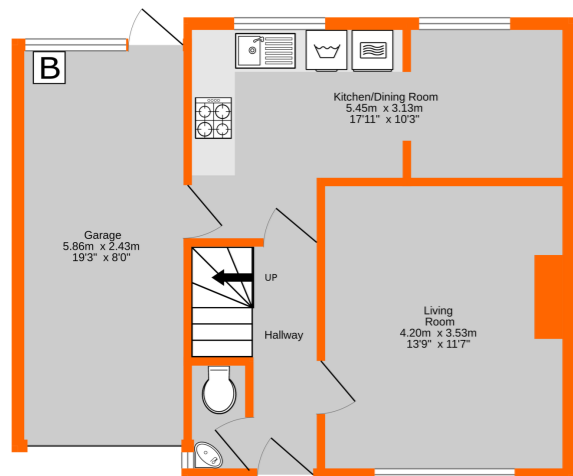


| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 73 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Ground Floor
48.4 sq.m. (521 sq.ft.) approx.

1st Floor
49.1 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA : 97.5 sq.m. (1050 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

148 Mead Way, Bromley, Kent BR2 9ET

Chain Free £565,000 Freehold

- Three Double Bedroom End Terrace.
- 17' 11" Kitchen/Dining Room.
- Bathroom & Cloakroom.
- Modernisation Required & Extension Potential.
- Short Walk Pickhurst Schools.
- Garage & Parking for 1 Car.
- Established 46' Wide x 39' Garden.
- Near Pickhurst Recreation Ground.

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 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



148 Mead Way, Bromley, Kent BR2 9ET

Chain Free three double bedroom end of terrace home, set back from Mead Way and a short walk from the sought after Pickhurst Infant and Junior schools. Off the hallway are the living room, the white suite cloakroom and the 17' 11" kitchen/dining room. The kitchen requires modernisation and has a Hygena gas hob and Indesit electric double oven. The bathroom also requires modernisation and the property is double glazed and has gas fired heating with radiators, via a Vaillant boiler, which our client informs us was installed in December 2024. The double aspect main bedroom could be altered to two bedrooms, subject to any necessary consents. The established 46' wide x 39' rear garden is laid mainly to lawn, with a number of fruit trees and shrubs. The integral garage is approached via a concrete driveway for one vehicle. There is extension potential, subject to the necessary planning consents.

Location

Mead Way runs between Pickhurst Lane and Hayes Lane (Bromley). Local schools include Pickhurst Infant and Junior schools off Pickhurst Lane and Ravensbourne Secondary school. There are local shops at the junction of Pickhurst Lane and Westmoreland Road. Pickhurst Recreation Ground and Cupola Wood can be accessed off Mead Way. Bromley High Street is about 1.3 miles away, with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. Hayes Station and shops in Station Approach are about 1.2 miles away. Norman Park can be accessed at the junction of Mead Way and Hayes Lane (Bromley).



Ground Floor

Entrance

Via Covered porch and part glazed front door to:

Hallway

3.36m x 0.89m plus staircase (11' 0" x 2' 11")
Radiator, staircase to first floor

Cloakroom

1.60m x 0.83m (5' 3" x 2' 9") 1.60m x 0.83m (5' 3" x 2' 9") Small side window, white low level w.c. and wash basin

Living Room

4.20m x 3.53m into alcoves (13' 9" x 11' 7")
Double glazed front window, coving, double radiator, wooden fire surround, serving hatch to dining area

Kitchen/Dining Room

5.45m x 3.13m reducing to 2.27m to dining area (7' 5") (17' 11" x 10' 3") Two double glazed rear windows, coving, double radiator to dining area, off white fitted wall and base units and drawers, granite effect laminate work surface, stainless steel sink and drainer with a chrome mixer tap, Hygena gas hob with an extractor unit above, stainless steel Indesit electric double oven, plumbing/space for washing machine, space for fridge/freezer, splashback tiling to kitchen, door to:

First Floor

Landing

Double glazed front window, access to loft via aluminium ladder with light and insulation, airing cupboard with slatted shelf housing hot water tank with a cupboard above

Bedroom 1

5.47m x 2.57m (17' 11" x 8' 5") Double glazed front and rear windows, two radiators, coving

Bedroom 2

3.55m x 3.45m (11' 8" x 11' 4") Double glazed rear window, coving, radiator

Bedroom 3

3.56m x 3.04m (11' 8" x 10' 0") Double glazed front window, radiator

Bathroom

2.16m reducing to 1.66m (5' 5") x 1.81m (7' 1" x 5' 11") White metal bath, pedestal wash basin and low level w.c., double glazed rear window, three walls tiled, radiator

Outside

Rear Garden

14.12m Wide x 12.00m (46' x 39') plus garden to side 6.60m x 4.00m (21' x 13') Two pear, apple and plum trees, Hydrangea, roses, side access gate, lawn areas, shrubs, outside tap, small pond, greenhouse

Garage

5.86m x 2.43m (19' 3" x 8' 0") Vaillant boiler installed December 2024, rear window and door to garden, electric and gas meters, fuse box, space for tumble dryer, up and over door, light, power points

Front Garden

Concrete driveway to garage, laid mainly to lawn, flower borders, potential additional parking in front of side access gate

Additional Information

Council Tax

London borough of Bromley – Band E. 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

