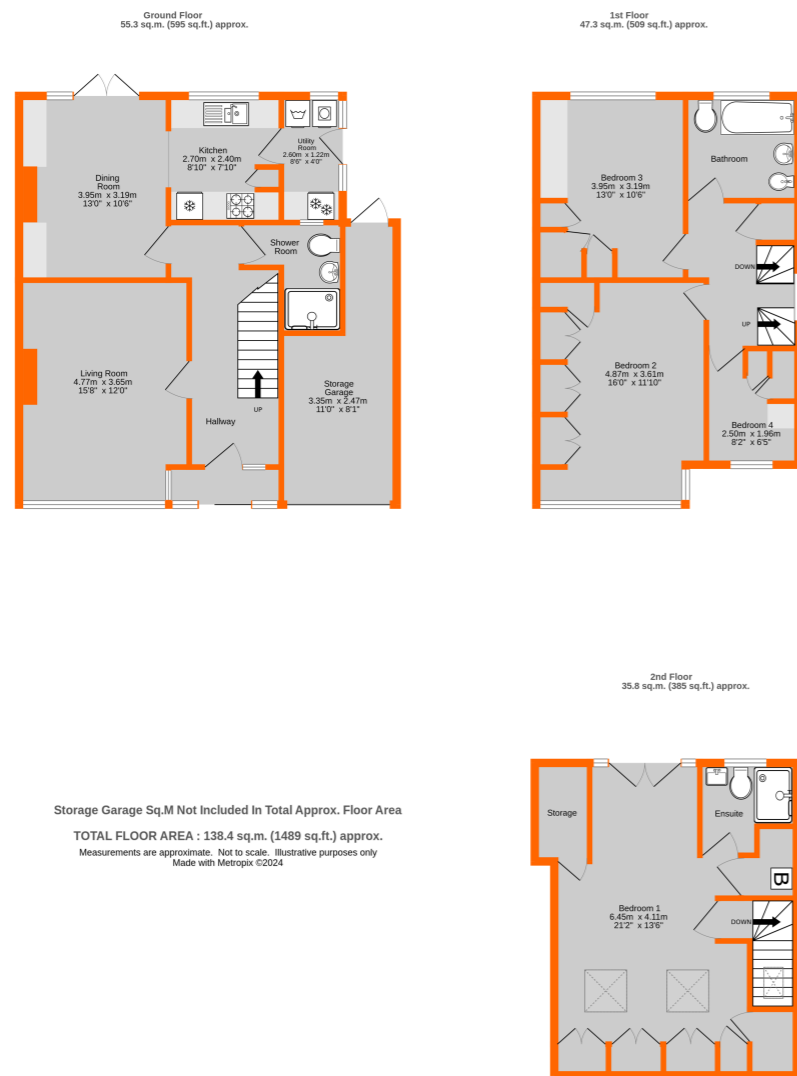


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

171 Mead Way, Bromley, Kent BR2 9ES

£800,000 Freehold

- Four Bedroom Semi Detached.
- Three Bath or Shower Rooms.
- L shape Kitchen/Dining Room.
- Short Walk Pickhurst Schools.
- Impressive Extended Loft Extension.
- Living Room & Utility Room.
- Storage Garage & Parking 3 Cars.
- Fabulous 102' South Facing 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.
 For further details please visit our website - www.proctors.london



171 Mead Way, Bromley, Kent BR2 9ES

Superb extended four bedroom semi detached family home, having an attractive 102' south facing rear garden, backing onto Cupola Woods and within walking distance of the sought after Pickhurst Infant and Junior schools. Impressive loft extension providing the main bedroom with wardrobes cupboards, double glazed doors with a Juliette balcony overlooking the garden and woods beyond and a white en suite shower room. The three bedrooms to the first floor all have fitted wardrobes and the bathroom is appointed with a white suite. Off the hallway are the living room and the white suite shower room. The dining room is open plan to the kitchen, which is appointed with white fitted units and drawers and various built in kitchen appliances. Off the kitchen is the utility room and the L shape storage garage is approached via a brick pavior driveway for three cars. Gas fired heating with radiators and double glazing. Fabulous rear garden with paved terrace to the rear of the house, oval shaped lawn, pond, mature shrub/flower borders and trees and a further circular paved terrace with home office/games room to the rear of the garden.

Location

This property is in the section of Mead Way between Pickhurst Lane and Linkfield. The property backs onto Cupola Woods and Recreation Ground. Local schools include the sought after Pickhurst Infant and Juniors, which are short walk away, 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). 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, St. Marks Square development and Bromley South Station, with fast (about 18 minutes) and frequent services to London.



Ground Floor

Entrance Porch

Via double glazed sliding door with double glazed front windows, slate tiled floor and part double glazed front door to:

Hallway

5.26m x 1.95m (17' 3" x 6' 5") Oak strip flooring, upright column style radiator, coving, two understairs storage cupboards, double glazed front windows

Shower Room

2.33m x 1.22m plus doorway 1.03m deep (3' 5") (7' 8" x 4' 0") Rear window, double radiator, white low level w.c. and pedestal wash basin, tiled shower with a sliding door, white shower tray and Triton T80si shower, tiled walls and floor, ceiling spotlights

Living Room

4.77m x 3.65m into alcoves (15' 8" x 12' 0") Double glazed front window, coving, oak wood strip flooring, coal effect gas fire in a stone composite fire surround, double radiator

Dining Room

3.95m x 3.19m into alcoves (13' 0" x 10' 6") Double glazed doors and windows to rear, shelving to one alcove, double low level cupboard with two drawers and a double glass fronted cupboard above to the other alcove, coving, oak wood strip flooring, upright radiator, opening to:

Kitchen

2.4m x 2.7m (7' 10" x 8' 10") Appointed with white fronted fitted wall and base units and drawers, granite effect laminate work surfaces, 1 1/2 stainless steel sink and drainer with a chrome mixer tap, double glazed rear window, Electrolux electric oven and a stainless steel five burner gas hob with a stainless steel/glass extractor unit above, tall larder unit with two doors, built in Electrolux fridge beneath work surface, tiled walls to three walls and tiled floor, glazed door to:

Utility Room

2.6m x 1.22m (8' 6" x 4' 0") Double glazed windows to side and rear, double glazed door to side, space for freezer beneath granite effect work surface, white base unit, plumbing/space for washing machine, space for tumble dryer, tiled floor

First Floor

Landing

Double glazed side window over staircase, linen/storage cupboard, staircase for second floor

Bedroom 2

4.87m x 3.61m into wardrobes (16' 0" x 11' 10") Double glazed front window, radiator, coving, three double and a single fitted wardrobe and six corner shelves, three ceiling downlights

Bedroom 3

3.95m x 3.19m (13' 0" x 10' 6") Double glazed rear window, radiator, three single wardrobes, shelving and a four drawer desk/dressing table with a low level double cupboard, coving

Bedroom 4

2.5m x 1.96m including wardrobes (8' 2" x 6' 5") Double glazed front window, two fitted wood effect wardrobes and shelving, ceiling downlights, radiator, wood effect laminate flooring

Bathroom

2.4m x 2.23m (7' 10" x 7' 4") Double glazed rear window, white suite of low level w.c., wash basin with a chrome mixer tap having a wood effect double cupboard and four drawers beneath, bidet with a chrome mixer tap and bath with a chrome mixer tap/hand shower, tiled walls, wood effect laminate flooring, upright column style radiator

Second Floor

Small Landing

Double glazed front Velux window over staircase

Bedroom 1

6.45m x 4.11m reducing to 2.34m (7' 8") (21' 2" x 13' 6") Three double and a single wardrobe cupboard to one end, two eaves storage cupboards, ceiling downlights, double glazed doors and a Juliette balcony to rear, upright column style radiator, two double glazed front Velux windows, storage cupboard housing the Worcester wall mounted boiler, door to:

En Suite Shower Room

2.03m reducing to 1.35m (6' 8") x 1.8m (6' 8" x 5' 11") Double glazed rear window, tiled floor, tiled shower with a white shower tray, chrome shower, hand shower and controls and a sliding door, white low level w.c. and wash basin with a chrome mixer tap having two drawers beneath, chrome ladder style radiator, ceiling downlights

Outside

Rear Garden

31.10m x 9.15m (102' x 30') Paved terrace to rear of house and stepping stone paved path with gravel around leading down the garden to the home office/games room, side access gate, oval shaped lawn, pond, established beautifully stocked shrub/borders and trees including two apple, a pear and plum tree, Silver Birch tree, circular paved terrace to rear of the garden with shingle, barked area, compost area behind home office. The garden backs onto Cupola Wood and recreation ground.

Home Office/Games Room

4.27m x 3.27m (14' 0" x 10' 9") Double glazed front window, double glazed double doors, wooden floor and walls, two electric heaters, power points

Front Garden

Brick pavior driveway for three cars, established shrub/flower borders

Storage Garage

3.35m plus walkway x 2.47m (11' 0" x 8' 1") Light, up and over door, gas and electric meters, consumer units, power point, rear access door to garden

Additional Information

Council Tax

London Borough of Bromley - Band E