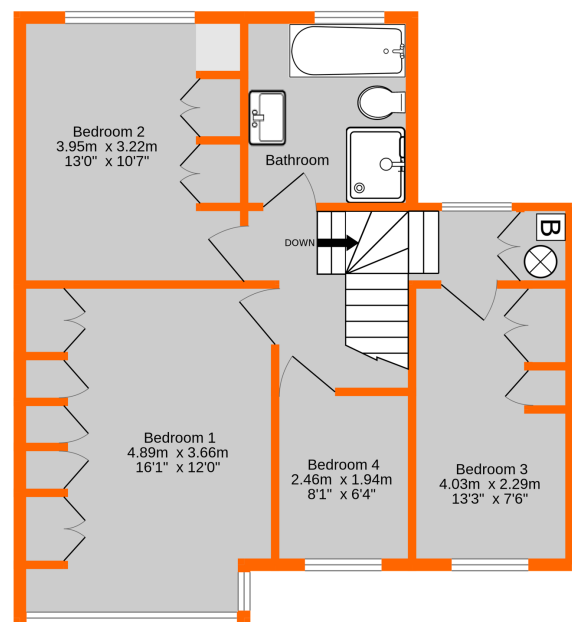
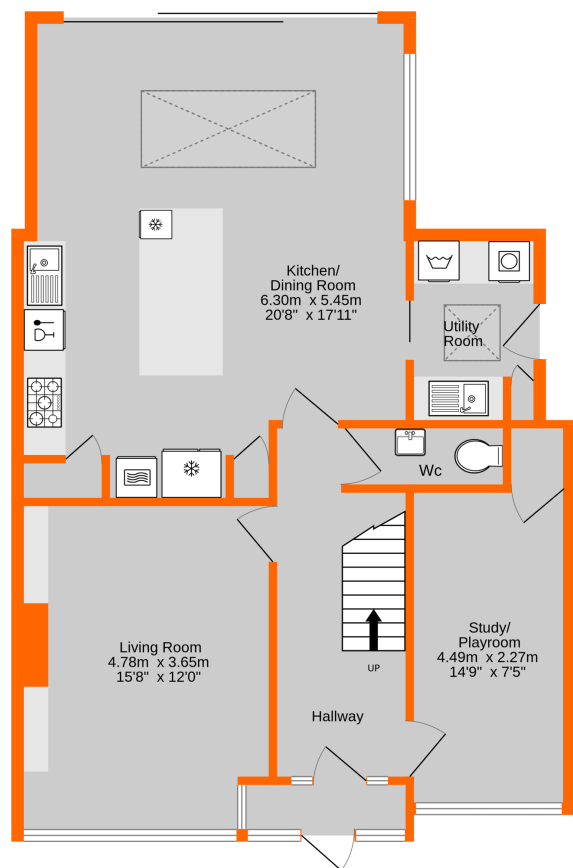


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
82.9 sq.m. (892 sq.ft.) approx.

1st Floor
58.5 sq.m. (630 sq.ft.) approx.



TOTAL FLOOR AREA : 141.4 sq.m. (1522 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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For further details please visit our website - www.proctors.london



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

199 Mead Way, Bromley, Kent BR2 9ES

Guide Price £835,000 Freehold

- Extended Four Bedroom Semi Detached.
- Living Room & Study/Play Room.
- White Bathroom With Bath & Shower.
- Overlooking Pickhurst Recreation Ground.
- Impressive 20' 8" Kitchen/Dining Room.
- Utility Room & White Suite Cloakroom.
- Short Walk Popular Pickhurst Schools.
- 65' South Facing Garden Plus Chalet.

199 Mead Way, Bromley, Kent BR2 9ES

Fabulous, extended four bedroom semi detached family home, backing onto Cupola Wood Recreation Ground and a short walk from the popular Pickhurst Infant and Junior schools. Two storey side and single storey rear extension, with the single storey extension providing the impressive 20' 8" x 17' 11" kitchen/dining room with double glazed sliding doors to the garden and a double glazed ceiling lantern. Beautifully appointed kitchen with a range of grey Hacker fitted units and drawers, granite work surfaces, various Siemens integrated appliances and a large island unit with breakfast bar. Separate utility room, white suite cloakroom, study/play room/fifth bedroom and delightful living room. Three of the four bedrooms have fitted wardrobes and the white suite bathroom has a bath and tiled shower. Gas fired heating with radiators, under floor heating to the kitchen and utility room and double glazing. 65' south facing rear garden with a sandstone paved terrace, laid mainly to lawn with shrub borders and a timber chalet. Paved driveway for three vehicles.

Location

Mead Way runs between Pickhurst Lane and Hayes Lane (Bromley). If approaching Mead Way from Pickhurst Lane, the property is on the right hand side. Local schools include the sought after Pickhurst Infant and Juniors, which are a short walk away and Langley Park Secondary schools. This property backs onto Pickhurst recreation ground and Cupola Wood, which can be accessed off Pickhurst Lane. There are local shops at the junction of Pickhurst Lane and Westmoreland Road. West Wickham station is about 1 mile away. Bromley High Street is about 1.2 miles away with The Glades shopping centre and Bromley South station, with fast (about 18 minutes) and frequent services to London. Norman Park can be accessed at the junction of Mead Way and Hayes Lane.



ground floor

Entrance

Via double glazed door to enclosed porch with double glazed front windows, tiled floor and front door to:

Hallway

5.18m x 1.95m (17' 0" x 6' 5") Bamboo flooring, brushed steel ceiling downlights, coving, four pull out storage units for shoes and coats

Cloakroom

2.02m x 0.87m (6' 8" x 2' 10") Tiled floor, white concealed cistern low level w.c. and wash basin with a wall mounted chrome mixer tap, part tiled behind w.c. with double cupboard above, extractor fan

Study/Playroom

4.49m x 2.27m (14' 9" x 7' 5") Double glazed front window, radiator, storage cupboard, brushed steel ceiling downlights, bamboo flooring, cupboard housing consumer unit and electric meter

Living Room

4.78m x 3.65m into alcoves (15' 8" x 12' 0") Double glazed front window, column style radiator, bamboo flooring, double and single low level cupboard either side of the chimney, Bioethanol fire to chimney breast, coving, brushed steel ceiling downlights

Kitchen/Dining Room

6.30m x 5.45m (20' 8" x 17' 11") Double glazed sliding doors to garden, double glazed side window, double glazed ceiling lantern, tiled floor with underfloor heating. Appointed with Hacker grey wood effect fronted fitted wall and base units and drawers, grey base units and drawers to large island unit with granite work tops, breakfast bar and wine fridge, integrated Siemens five burner gas hob with a Siemens extractor unit above, Siemens electric twin ovens, pull out larder unit, tall unit with magic corner trays, further shelved tall storage unit, space for American style fridge/freezer, integrated Siemens dishwasher, Blanco sink with a Quooker boiling/sparkling/filtered water tap and a drainer cut into the granite, granite upstand with smoked mirror above, brushed steel ceiling downlights, 2 ceiling speakers, pocket door to:-

Utility Room

2.58m x 1.78m (8' 6" x 5' 10") Double glazed ceiling lantern, Franke stainless steel sink with a chrome mixer tap and a drainer cut into the quartz work surface, quartz upstand, grey fitted wall and base units including a tall storage unit, tiled floor with underfloor heating, plumbing/space for washing machine and space for tumble dryer, brushed steel ceiling downlights, part double glazed side door

First Floor

Landing

Split landing either side of staircase, brushed steel ceiling downlights, access to loft via aluminium ladder with light, mostly boarded and insulated. Double glazed rear window, double cupboard housing the hot water tank and Worcester boiler

Bedroom 1

4.89m x 3.66m into wardrobes (16' 1" x 12' 0") Double glazed front window, double radiator, shelves to recess, two double and three single fitted wardrobes - some having mirror fronted doors

Bedroom 2

3.95m x 3.22m (13' 0" x 10' 7") Double glazed rear window, double radiator, two double fitted wardrobes with two double cupboards above and four drawers beneath, shelving

Bedroom 3

4.03m x 2.29m (13' 3" x 7' 6") Double glazed front window, double radiator, double and single wardrobe, painted floorboards

Bedroom 4

2.46m x 1.94m (8' 1" x 6' 4") Double glazed front window, double radiator

Bathroom

2.77m x 2.18m (9' 1" x 7' 2") Double glazed rear window, white bath with a chrome mixer tap, hand shower and controls, wash basin with a chrome mixer tap and two drawers beneath, matching tall storage unit, tiled shower with a sliding door, screens, white shower tray, chrome shower and hand shower, concealed cistern low level w.c., wood effect tiled floor, chrome ladder style radiator, brushed steel ceiling downlights, tiled walls

Outside

Rear Garden

19.92m plus timber chalet x 8.03m reducing to 5.34m (17') (65' x 26') South facing garden with polished Indian sandstone paved terrace to rear of house and side access with gate to front, outside tap, lawn area, shrub borders, timber chalet with double doors and side window to rear of the garden, sunken trampoline

Front Garden

Paved parking for three vehicles, lawn area, shrub/flower borders, electric car charging point

Additional Information

Agents Note

We are informed by our client the solar panels have been paid for and a feed in tariff payment is received for electricity generated. The solar panels also heat the hot water

Council Tax

London borough of Bromley – Band F. 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

