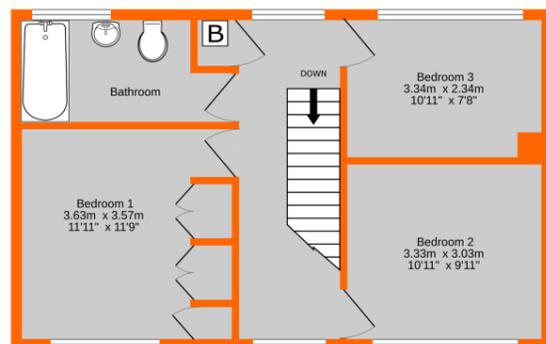
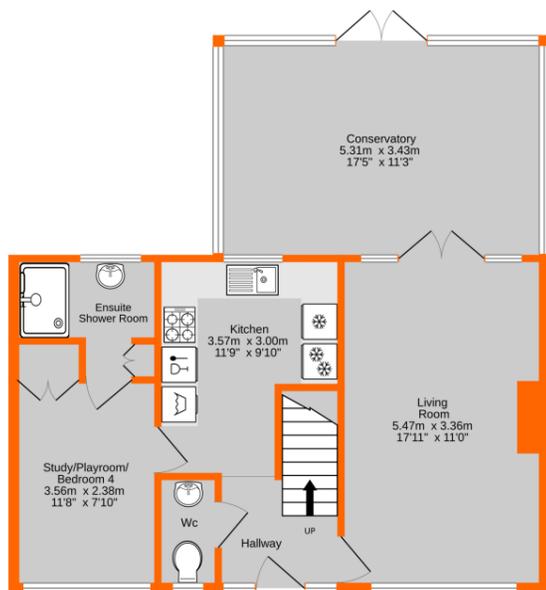


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		67
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		67
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Ground Floor  
66.9 sq.m. (720 sq.ft.) approx.

1st Floor  
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 114.6 sq.m. (1233 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2026



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

118 Mead Way, Bromley, Kent BR2 9EU

Offers In Excess Of £650,000 Freehold

- Three/Four Bedroom Family Home.
- Delightful 17' 11" x 11' Living Room.
- White Suite Family Bathroom.
- 59' x 30' Westerly Facing Garden.
- Walking Distance Pickhurst Schools.
- Bedroom 4 With En Suite Shower.
- 17' 5" Double Glazed Conservatory.
- Extension Potential (See Agent's Note).

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](http://www.proctors.london)

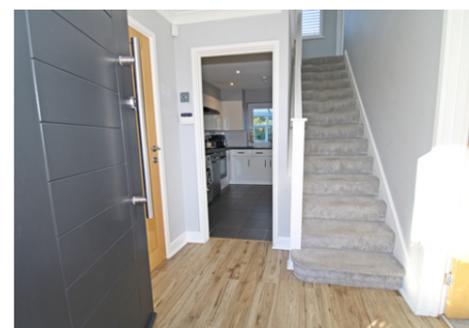
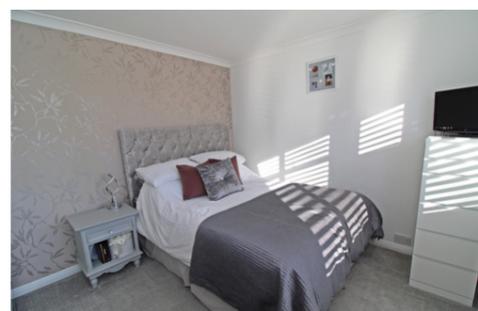


## 118 Mead Way, Bromley, Kent BR2 9EU

Beautifully presented three/four bedroom mid terrace family home in a convenient location for the sought after Pickhurst Infant and Junior schools and enjoying an attractive 59' x 30' westerly facing garden. Delightful 17' 11" x 11' double aspect living room with glazed doors to the double glazed conservatory. Kitchen with white fitted units and drawers, granite effect work surfaces, a Samsung electric oven and Firenzi gas hob. Off the kitchen is the study/playroom/4th bedroom with a white en-suite shower room and off the hallway is the cloakroom. The main bedroom has fitted wardrobes to one wall and the bathroom is appointed with a white suite. Gas fired heating with radiators via a Worcester boiler and double glazing. The rear garden is laid mainly to lawn with established shrub borders. Brick pavior hardstanding to front providing parking for two/three vehicles. The vendors obtained permission for a 4 metre single storey extension in February 2022 (see agents note).

### 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 1.2 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 front door to:

#### Hallway

2.04m x 1.82m (6' 8" x 6' 0") Radiator with cover, wood effect laminate flooring, coving, two brushed steel ceiling downlights, staircase to first floor

#### Cloakroom

1.79m x 0.89m (5' 10" x 2' 11") Double glazed front window, chrome ladder style radiator, tiled floor, white low level w.c. and pedestal wash basin

#### Living Room

5.47m x 3.36m into alcoves (17' 11" x 11' 0") Double glazed front window, glazed double doors and windows to conservatory, double radiator

#### Conservatory

5.31m x 3.43m (17' 5" x 11' 3") Double glazed windows to three sides and double glazed doors to garden, wood effect laminate flooring, double radiator

#### Kitchen

3.57m x 3m reducing to 1.99m (6' 6" (11' 9" x 9' 10") Double glazed window to rear, appointed with white fitted wall and base units and drawers, granite effect work surfaces, stainless steel sink and drainer with a chrome mixer tap, space for fridge and freezer beneath work surfaces, plumbing/space for washing machine and dishwasher, integrated Samsung electric oven and Firenzi four ring gas hob with an extractor unit above, under stairs storage cupboard, double radiator, tiled floor, white wall tiling between work surface and wall units, ceiling downlights, door to:

#### Study/Playroom/4th Bedroom

3.56m plus wardrobe x 2.38m (11' 8" x 7' 10") Double glazed front window, brushed steel ceiling downlights, radiator, cupboard housing consumer unit and electric meter, double fitted wardrobe, door to:

#### En Suite Shower Room

2.40m x 1.76m reducing to 1.17m (3' 10") (7' 10" x 5' 9") Double glazed rear window, white suite of tiled shower with an Aqualisa chrome shower, white shower tray and glass sliding door, wash basin with a white double cupboard beneath, chrome ladder style radiator, wood effect tiled floor, tall cupboard housing the gas meter, tiled walls, two ceiling downlights

### First Floor

#### Landing

Double aspect with double glazed windows to front and rear, coving, double radiator, access to loft via aluminium ladder, cupboard housing the Worcester boiler with cupboard above, brushed steel ceiling downlights

#### Bedroom 1

3.63m x 3.57m (11' 11" x 11' 9") Double glazed front window, coving, two double and a single shelved fitted wardrobe, double radiator

#### Bedroom 2

3.33m x 3.03m (10' 11" x 9' 11") Double glazed front window, coving, double radiator

#### Bedroom 3

3.34m x 2.34m (10' 11" x 7' 8") Double glazed rear window, double radiator, coving

#### Bathroom

3.0m x 1.81m (9' 10" x 5' 11") Double glazed rear window, white suite of pedestal wash basin, low level w.c. and bath with a chrome mixer tap/hand shower and a Triton T300si wall mounted shower, tiled walls to three sides of the bath otherwise part tiled walls, chrome ladder style radiator, tiled floor, part tiled walls, cornice, ceiling downlights

### Outside

#### Rear Garden

18m x 9.15m (59' x 30') Lawn area, established shrub borders and trees, crazy paved terrace behind the kitchen and path leading down the garden, rear access gate to Stanstead Close

### Additional Information

#### Council Tax

London borough of Bromley – Band E. 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)

#### Agents Note

The current owners were granted a certificate of lawfulness for a proposed use or development, under permitted development in February 2022, for a single storey extension, extending beyond the rear wall of the original house by 4 metres.