



174 Mead Way, Bromley, Kent, BR2 9ET

FREEHOLD

£550,000

Spacious townhouse overlooking a green in a sought after area close to good local schools including Pickhurst and Ravensbourne and also within easy reach of all the amenities of Hayes, West Wickham and Bromley. The property comprises three bedrooms and family bathroom to the top floor, Large reception and fitted kitchen to the first floor and to the ground floor cloakroom, utility room and integral garage. Outside is a manageable rear garden with two patios, laid to lawn and tree and shrub borders, with driveway providing two off street parking spaces immediately to the front of the house.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
64	80
England & Wales	
EU Directive 2002/91/EC	

- **THREE BEDROOMS**
- **FAMILY BATHROOM**
- **CLOSE TO GOOD LOCAL SCHOOLS**
- **UTILITY ROOM**
- **CLOAKROOM**
- **FITTED KITCHEN**
- **45' REAR GARDEN**
- **16' X 16' RECEPTION**
- **INTEGRAL GARAGE**
- **OFF STREET PARKING**

ENTRANCE HALL

Opaque double glazed front door and window to side, coving, radiator, cloaks area and tile effect vinyl flooring.

CLOAKROOM

Opaque window to rear, low level WC and tile effect vinyl flooring.

UTILITY ROOM 12'2" x 5'4" (3.71 x 1.63)

Window and personal door to rear, space and plumbing for washing machine and dish washer, wall mounted Worcester combination boiler and personal door to garage.

LANDING

Window to rear and storage cupboard.

RECEPTION ROOM 16' x 16' (4.88m x 4.88m)

Two double glazed windows to front, coving and two radiators. Brick built gas feature fireplace, Virgin TV and telephone points.

FITTED KITCHEN 10'5" x 9'5" (3.18 x 2.87)

Double glazed window to rear, radiator, larder cupboard and tile effect vinyl flooring. Range of wall and base units with work surfaces over, local tiling, stainless steel sink with mixer tap and drainer, integrated electric oven and hob. Space for fridge freezer, space and plumbing for dish washer.

LANDING

Loft access hatch to spacious full height loft space with the potential for an extra room. (STPP)

BEDROOM ONE 14'4" x 9'2" (4.37 x 2.79)

Double glazed window to front, coving and radiator. Polished stripped wood floor and two fitted double wardrobes.

BEDROOM TWO 11'11" x 9'2" (3.63 x 2.79)

Window to rear, coving, radiator and polished stripped wood floor.

BEDROOM THREE 11'2" x 6'4" (3.4 x 1.93)

Double glazed window to front, coving, radiator, painted stripped wood floor and built in wardrobe.

FAMILY BATHROOM

Opaque window to rear, fully tiled walls, radiator and tile effect flooring. Panel bath with shower mixer tap, pedestal wash hand basin with mixer tap and mirrored bathroom cabinet over and low level WC.

INTEGRAL GARAGE 17'8" x 9'6" (5.38 x 2.9)

Up and over door to front, personal door to rear, power and light.

REAR GARDEN 45'0" (13.72)

Two patio areas, central laid lawn area with mature tree and shrub borders.

FRONTAGE 25'0" (7.62)

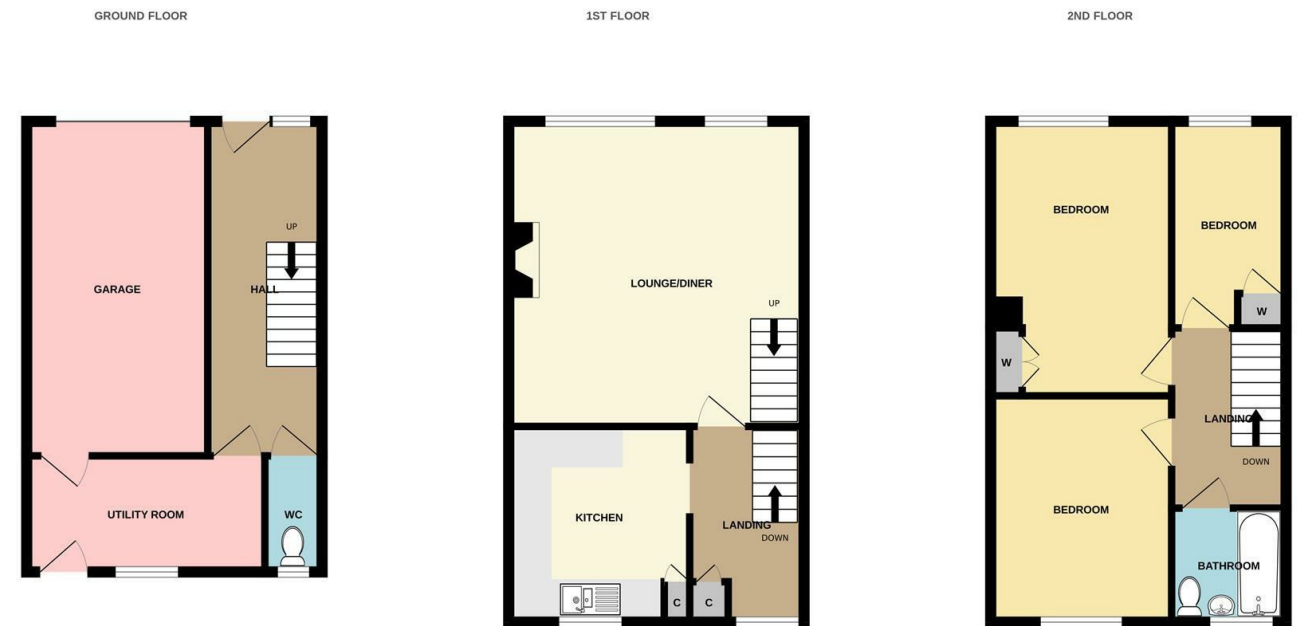
Driveway leading to garage providing off street parking for two cars.

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 100sqm (Approx 1076sqft)

Directions

From our office in Westmoreland Road turn left at the traffic lights into Pickhurst Lane, at the next set of lights turn left into Mead Way. The property can be found in a quiet side road on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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