



# 122 Mead Way

, Bromley, BR2 9EU

£575,000



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## Description

**NO CHAIN.** A spacious and adaptable three-bedroom end-of-terrace townhouse, situated on a highly regarded road in Hayes, Bromley, close to sought-after schools, local shops, and excellent public transport links.

Arranged over three floors, the accommodation comprises a utility room, cloakroom, and integral garage on the ground floor. The garage offers excellent potential for conversion into an additional bedroom or reception room. Some neighbouring properties have also reconfigured the layout to position the kitchen on the ground floor, enhancing the overall living space. There is also potential to create a small annexe, subject to the usual consents.

The first floor features a well-appointed lounge and a spacious fitted kitchen/diner. On the second floor, there are three good-sized bedrooms and a family bathroom.

Further benefits include gas central heating, double glazing, and a mix of carpeted and laminate flooring. Externally, the property boasts an approximately 70ft rear garden. Being end-of-terrace, it also benefits from side access, along with a private driveway to the front.

The property is ideally located for well-regarded schools including Hayes School and Pickhurst Academy. Public transport is easily accessible, with bus routes such as the London Buses route 119 and London Buses route 353 nearby, providing links to Bromley, Orpington, and surrounding areas. Hayes railway station is also within easy reach, offering direct services into central

## Entrance Hall

Laminate flooring, radiator, meter cupboard. Radiator.

## Cloakroom

Low Level WC, wash hand basin, opaque double glazed window to rear.

## Utility Room

Double glazed door and window to rear, plumbing for washing machine. Cupboard housing boiler. Door to garage

## First floor

### Kitchen/Diner

Range of matching wall and base units with stainless steel 1 1/2 sink and drainer, built in oven with extractor hood, built in fridge, freezer and dishwasher, 2 double glazed window to rear

### Lounge

Two double glazed windows to front, laminate flooring, two radiators.

## Second floor landing

Access to insulated and part boarded loft

## Bedroom

Double glazed window to rear, built in wardrobe, radiator

## Bedroom

Double glazed window to front, radiator.

## Outside

## Garden

Approximately 70ft laid to lawn with mature shrubs

## Garage

Integral with up and over door.

## Private drive to front.

## Agents note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"

EPC Rating: "C"

Total Square Meters: Approximately 99

Total Square Feet: Approximately 1065

This floorplan is an illustration only to show the general layout of the accommodation. It is not necessarily to scale, and must not be relied upon for accuracy.



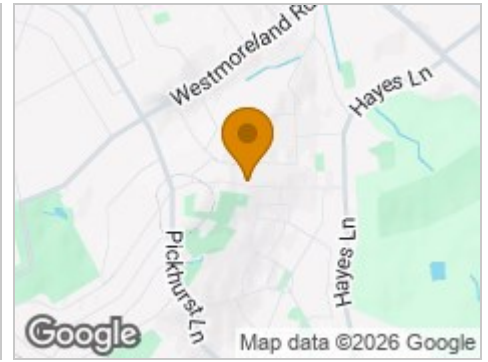
## Road Map



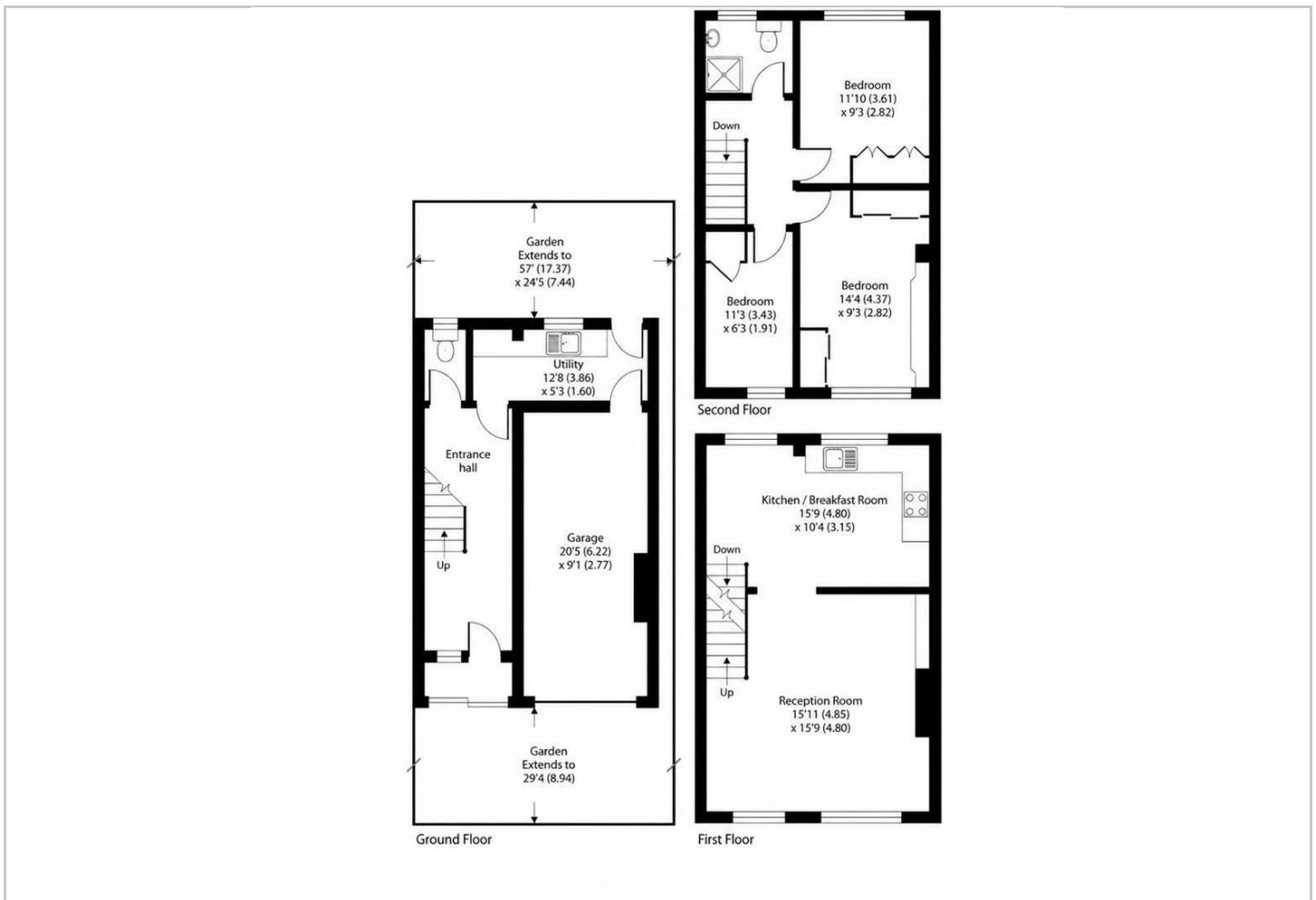
## Hybrid Map



## Terrain Map



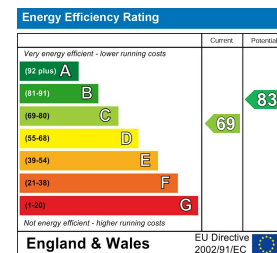
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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