



91 Mead Way

Bromley, BR2 9ER

£780,000 Freehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are pleased to offer this modern home which has been thoughtfully extended to create a superb self-contained annexe – ideal for an elderly relative, independent family member, or young couple. The annexe offers a comfortable bedroom, modern bathroom, and a stylish open-plan kitchen/living area.

The main house boasts three generously sized bedrooms and a beautifully re-appointed family bathroom. Living space is plentiful, with a bright dual-aspect living room, a spacious kitchen/breakfast room, separate dining room and a convenient cloakroom. To the rear, bi-fold doors span the property, opening onto a sunny south-facing garden – perfect for entertaining and family living.

Ideally positioned on a slip road opposite a small green off Mead Way, the property enjoys a peaceful setting backing directly onto Pickhurst Park and woodland. The highly regarded Pickhurst Infant and Junior Schools are just a short walk away through the park – with no main roads to cross.

Excellent transport links are close by, including Bromley South Station (serving London Victoria) and Hayes Station (serving London Bridge, Charing Cross, and Cannon Street). Regular bus routes to Bromley Town Centre – offering extensive shopping, dining, and leisure facilities – run along Hayes Lane and Pickhurst Lane at either end of Mead Way.

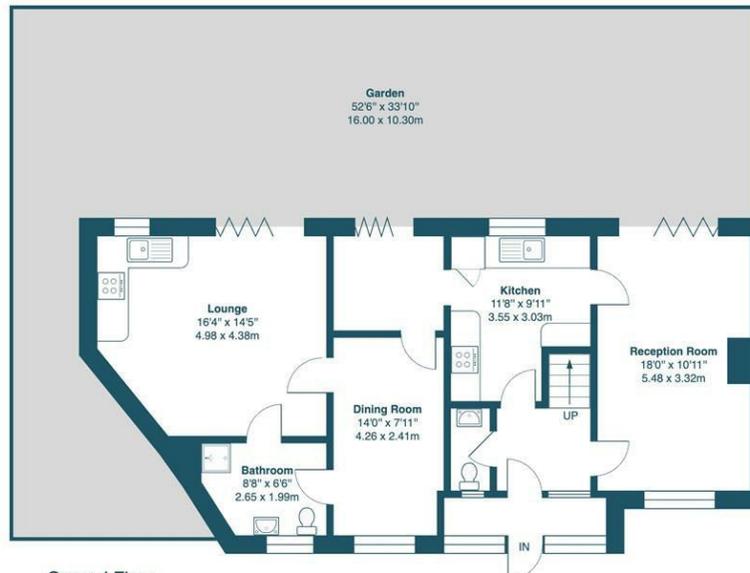


- MODERN FAMILY HOME
- SUPERB SEPERATE STUDIO ANNEX
- BI-FOLDING DOORS LEADING TO GARDEN
- SOUTH FACING GARDEN
- AMPLE OFF STREET PAKRING
- EXCELLENT CATCHMENT FOR SCHOOLS
- EASY ACCESS TO BROMLEY TOWN CENTRE AND LONDON
- BACKING ON TO PARKLAND

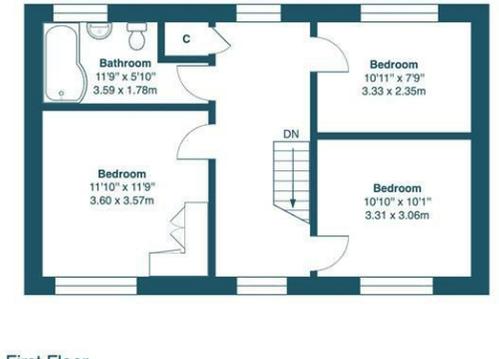


Mead Way, BR2

Approximate Gross Internal Area = 1430 sq ft / 132.9 sq m



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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By Prime Square Photography / Copyright 2026



PORCH

Double glazed doors and windows to front.

ENTRANCE HALL

Wood flooring, stairs to first floor.

CLOAKROOM

W.c and wash hand basin.

RECEPTION ROOM

Double glazed window to front, double glazed sliding doors to rear, feature fire place.

KITCHEN

Double glazed window to rear, range of wall and base units, integrated appliances, wood flooring.

DINING ROOM

Double glazed window to front, wood floor, door to annex, door to hall.

HALL

Wood flooring, double glazed bi-folding doors to rear.

ANNEX

Studio style annex, double glazed bi-folding doors to rear, wood flooring, wall and base kitchen units with integrated cooker, extractor fan and sink. Doors leading to a modern shower room with frosted double glazed window, walk in shower, w.c and wash hand basin.

FAMILY BATHROOM

Modern fully tiled bathroom suite, bath with shower over, w.c and wash hand basin.

MASTER BEDROOM

Double glazed window to front, built in wardrobe space.

BEDROOM TWO

Double glazed window to front, flooring.

BEDROOM THREE

Double glazed window to rear, flooring.

GARDEN

South facing rear garden backing on to Pickhurst Woodland. Wide plot with large patio area, lawn and fencing surround.

DRIVEWAY

Paved driveway for parking up to 5 cars.

LOCATION

<https://w3w.co/valid.invest.healers>

COUNCIL TAX BAND

London borough of Bromley council tax band - E



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.