



27 Mead Way

Hayes, Bromley, BR2 9EN

**£695,000 Freehold EPC: D**

 **Maguire Baylis**



A delightful three bedroom 1930's built semi detached family house located within a highly popular residential road conveniently located for Bromley town centre and close by to several highly regarded local schools.

The property, which is offered for sale chain free, is well presented throughout and, internally, the accommodation comprises a large entrance hallway, downstairs WC, spacious lounge with a wide door opening leading to a further dining/reception room to the rear.

The kitchen is fitted with a comprehensive range of units plus there is a useful, and extremely spacious, garage which provides a utility area to the rear. Upstairs, there are the three bedrooms - two double rooms plus a single, and a modern family bathroom.

Outside, there is a lovely south facing rear garden offering a secluded aspect and providing a large area of lawn and paved patio area. There is a driveway to the side allowing off street parking for several vehicles.

This is a great opportunity to acquire a super family home in a highly regarded location.

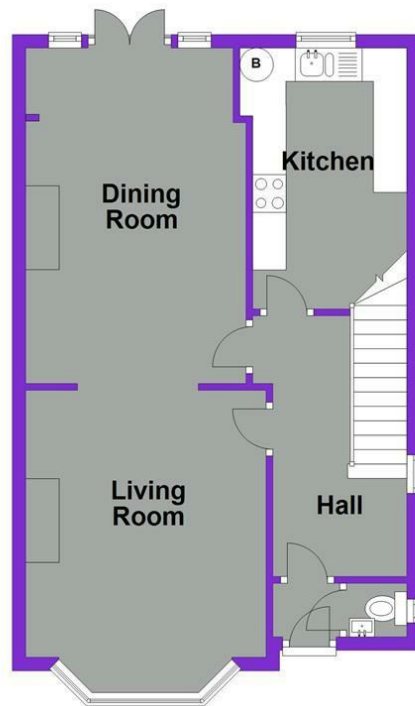


- DELIGHTFUL SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM PLUS DOWNSTAIRS WC
- LOVELY SOUTH FACING GARDEN
- LARGE GARAGE/UTILITY
- CLOSE TO WELL REGARDED SCHOOLS
- CHAIN FREE SALE
- EPC - BAND D



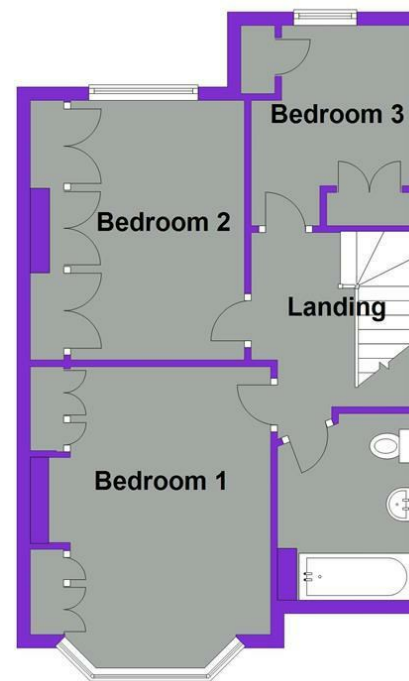
## Ground Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



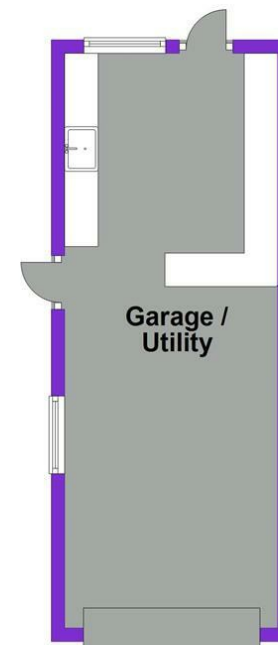
## First Floor

Approx. 47.6 sq. metres (512.0 sq. feet)



## Outbuilding

Approx. 27.3 sq. metres (293.9 sq. feet)



### ENTRANCE LOBBY

Original front door, wood effect flooring.

### ENTRANCE HALLWAY

Double glazed window to side, wood effect flooring, radiator, built-in under stairs cupboard housing meters and storage space.

### CLOAKROOM

Window to side, modern white WC suite, fitted wash basin, fully tiled walls, wood effect flooring, electric radiator.

### LOUNGE

14'6" x 11'7" (4.42m x 3.53m)

Double glazed bay window to front, feature open fireplace, radiator, wood effect flooring. Double opening to:

### DINING ROOM

16'7" x 10'10" (5.05m x 3.30m)

Double glazed French doors and windows to rear, fireplace, radiator, wood effect flooring.

### KITCHEN

Double glazed window to rear, fitted with a comprehensive range of wooden effect wall and base units with granite effect worktops to two wall and fitted breakfast bar. Fitted sink unit, built-in gas hob with extractor hood over, electric oven, fridge/freezer, cupboard housing gas boiler, tiled flooring. Door to side.

### FIRST FLOOR LANDING

Double glazed window to side, access to loft space (loft with fitted ladder, part boarded for storage and with light).

### BEDROOM 1

15' (into bay) x 11'6" (into wardrobes) (4.57m (into bay) x 3.51m (into wardrobes))  
Double glazed bay window to front, two fitted wardrobes within recesses, two radiators.

### BEDROOM 2

12'7" x 10'10" (into wardrobes) (3.84m x 3.30m (into wardrobes))

Double glazed window to rear, fitted range of wardrobes to one wall and matching dressing table, radiator.

### BEDROOM 3

10' x 7'7" (max) (3.05m x 2.31m (max))

Double glazed window to rear, radiator, two built-in storage cupboards

### BATHROOM

Two Double glazed windows to rear, modern suite comprising panelled bath with mixer tap/shower attachment over, pedestal wash basin, WC, fully tiled walls, tiled flooring, radiator.

### GARAGE

28' x 10'5" (8.53m x 3.18m)

Large area for storage plus range of fitted storage units to rear including a butler sink, washing machine, window to rear, door to side.

### GARDEN

approx 70' (approx 21.34m)

A super garden offering a delightful south facing aspect and much seclusion, mainly laid to lawn, paved patio area, side access via gate. Outside tap and lighting.

### PARKING

Driveway providing off street parking for several cars.

### COUNCIL TAX

London Borough of Bromley - Band F



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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.