



91 Mead Way  
Bromley, BR2 9ER

**£750,000 Freehold EPC: Band D**

 **Maguire Baylis**



GUIDE PRICE £750,000 - £775,000 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.



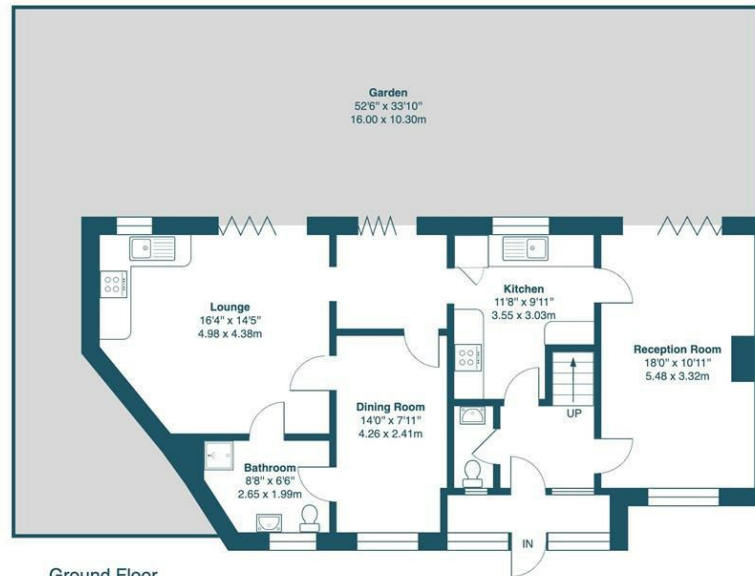
- MODERN & WELL PRESENTED FAMILY HOME
- SUPERB ATTACHED SELF-CONTAINED STUDIO ANNEX
- BI-FOLDING DOORS LEADING TO GARDEN
- ATTRACTIVE SOUTH FACING GARDEN
- LOUNGE & SEPARATE DINING ROOM
- EXCELLENT CATCHMENT FOR SCHOOLS
- EASY ACCESS TO BROMLEY TOWN CENTRE AND LONDON
- BACKING ON TO PICKHURST PARK & WOODLAND
- AMPLE OFF STREET PARKING



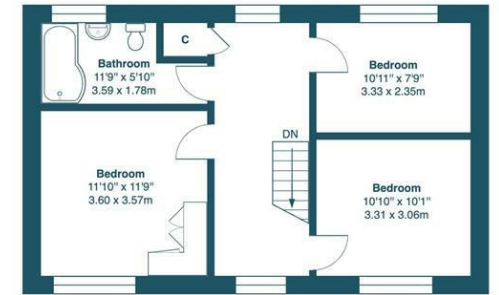
## Mead Way, BR2

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

 Maguire Baylis



Ground Floor



First Floor

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.  
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### **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  
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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.