



14 Ravensbourne Avenue
Shortlands, Bromley, BR2 0BP
£800,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £800,000 - £825,000.

A Victorian semi detached family house situated within a much sought after and highly convenient residential road just a stone's throw from the nearby station and local shops in Shortlands. Village.

This impressive home retains much of the original charm and atmosphere of the period, and the spacious accommodation comprises three double bedrooms and an upstairs shower room.

To the ground floor there is a good sized entrance hallway leading to an impressive through living room - the lounge area also provides a feature fireplace . At the rear, there is a separate breakfast room leading onto the fitted kitchen with a range of integrated appliances.

Outside, the rear garden is a particular feature of the property. Extending to around 95', the garden is mainly laid to lawn and established borders of mature trees and shrubs allow for a high level of privacy and seclusion. There is a useful garage to the side of the property for storage and the block paved frontage provides off street parking for two cars.

The property is also located close by to several good local schools including Valley, Highfield and the Harris Academy Primary. Bromley and Beckenham town centres are also within easy reach - Bromley can be reached on foot via Queensmead park in around 10 minutes - further recreational activities can be found nearby within Beckenham Place Park which is located at the end of the road.

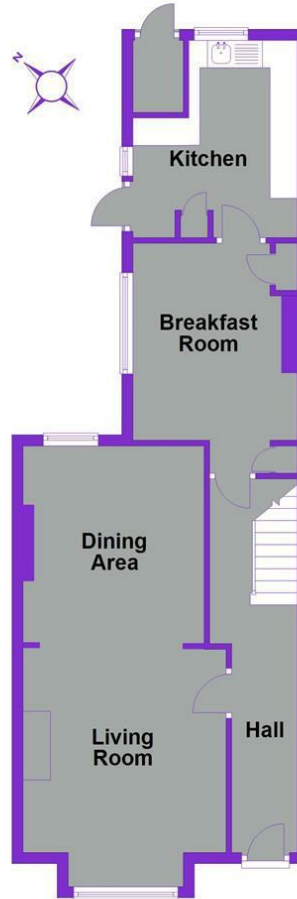
- SEMI DETACHED PERIOD HOME
- SUPER LOCATION - CLOSE TO STATION & LOCAL AMENITIES
- THREE GOOD SIZE DOUBLE ROOMS
- MODERN UPSTAIRS SHOWER ROOM
- IMPRESIVE 26' THROUGH LIVING ROOM
- SEPARATE BREAKFAST/DINGH ROOM
- FITTED KITCHEN WITH INTEGRATED APPLANCES
- DELIGHTFUL, ESTABLISHED REAR GARDEN
- GARAGE TO SIDE & PARKING TO FRONT
- CHAIN FREE SALE ** EPC - BAND D





Ground Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 115.9 sq. metres (1247.6 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

ENTRANCE PORCH

Recessed front entrance porch featuring original Victorian metalwork and mosaic tiled flooring.

ENTRANCE HALLWAY

Part glazed front door; radiator; dado rails; original ceiling mouldings; built-in understairs storage cupboard.

THROUGH LOUNGE

26'6 x 12' (narrowing to 10'9) (8.08m x 3.66m (narrowing to 3.28m))
Double glazed bay window to front; double glazed window to rear; two radiators; fireplace with tiled inset; original; moulded ceiling.

BREAKFAST ROOM

11'9 x 10' (3.58m x 3.05m)
Double window to side; radiator; dado rails.

KITCHEN

11'6 x 10'1 (3.51m x 3.07m)
Windows to rear and side; part glazed door to side; fitted range of wall and base units with worktops to four walls; inset sink unit; integrated appliances comprising washing machine, dishwasher and fridge/freezer.

FIRST FLOOR LANDING

Dado rails; radiator; access to loft space; built-in storage cupboard.

BEDROOM 1

16'6 x 12' (5.03m x 3.66m)
Three double glazed windows to front; radiator; wardrobes to one wall.

BEDROOM 2

12' x 10'9 (3.66m x 3.28m)
Double glazed window to rear; radiator; fitted wardrobe.

BEDROOM 3

14' (max) x 10'2 (4.27m (max) x 3.10m)
Double glazed window to rear; radiator; fitted wardrobe and storage housing hot water tank and gas boiler.

SHOWER ROOM

Sash window to side; suite comprising fitted corner shower cubicle; WC; wash basin; radiator; fully tiled; tiled flooring; extractor fan.

GARDEN

approx 95' (approx 28.96m)
A delightful garden featuring a main area of lawn surrounded with a variety of mature trees and specimen shrubs. To the rear, a useful area provides space for a timber shed. there is also a good sized summer house. Outside tap and lighting. Outside WC.

GARAGE/PARKING

17'9 x 7'7 (5.41m x 2.31m)
A lean-to garage to the side of the house. With up & over door to the front; door to rear; light and power. Block paved drive to front providing off street parking.

COUNCIL TAX

London Borough of Bromley - Band E

AGENTS NOTE

The family selling the property have advised that there were underpinning works carried out on over 40 years ago to the rear. The property has been insured continually since and there have been no further issues.



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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.