



81A Ravensbourne Avenue
Shortlands, Bromley, BR2 0AU
£750,000 Freehold EPC: B

 **Maguire Baylis**



Guide Price: £750,000 - £775,000. Maguire Baylis are delighted to offer for sale this impressive detached family home providing spacious three double bedroom accommodation and located within one of Shortlands' most highly sought after and convenient roads.

The property, which was constructed in 2018, has been well designed for modern lifestyles and comprises: a superb open plan living space featuring bi-folding doors to the rear; stylishly appointed kitchen area with full range of integrated appliances and central island unit with raised bar; spacious study to the ground floor which could be used a fourth bedroom; downstairs WC.

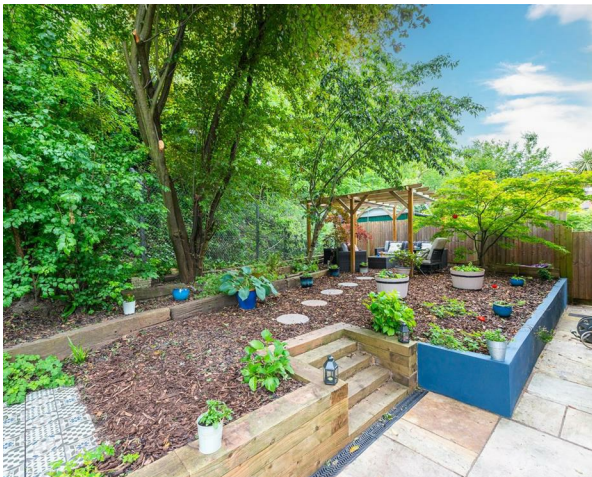
Upstairs, via a spacious landing, there are the three bedrooms - all of which are a double size - with the master enjoying use of a well appointed en suite shower room. There is also the luxurious family bathroom which features a large inset bath, plus separate shower cubicle.

Outside, the well laid out rear garden, whilst not large, enjoys a delightful leafy setting surrounded by mature trees and allowing for an unusually high degree of privacy and seclusion. To the front, a drive provides off street parking.

Ravensbourne Avenue is within a highly regarded and convenient residential area. It is just a few minutes walk from both Shortlands and Ravensbourne stations along with Beckenham Place Park which offers country walks almost on the doorstep and, for the more adventurous, the popular outdoor swimming lake. Shortlands local shops are also within easy reach, and both Bromley and Beckenham town centres are also easily accessible.

- IMPRESSIVE DETACHED FAMILY HOUSE
- CONSTRUCTED IN 2018 - SUPER EFFICIENT WITH EPC RATING B
- THREE DOUBLE BEDROOMS
- TWO LUXURIOUSLY APPOINTED BATH/SHOWER ROOMS
- SPACIOUS AND WELL ZONED OPEN PLAN LIVING SPACE
- FULLY INTEGRATED HIGH END KITCHEN
- STUDY/BEDROOM 4. DOWNSTAIRS WC
- SUPER LOCATION - SHORT WALK TO MAIN LINE STATION
- SECLUDED LOW MAINTENANCE GARDEN
- DRIVEWAY TO FRONT ** CHAIN FREE SALE



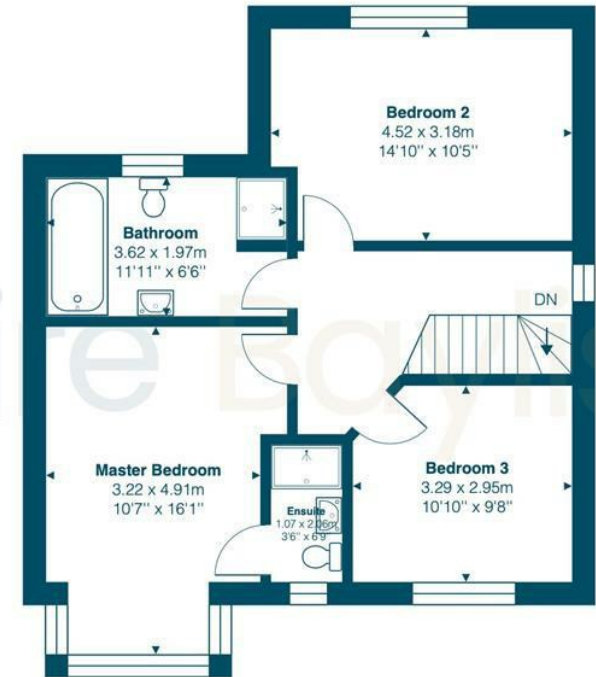


Ravensbourne Ave BR2

Total Area: 121.3 m2 1306 ft2



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FRONT ENTRANCE

Front entrance with steps leading up to part glazed front door; outside light.

HALLWAY

Wood effect flooring; coats rack.

OPEN PLAN LOUNGE/DINER

22'6 x 10'6 (widening to 15'7) (6.86m x 3.20m (widening to 4.75m))

An impressive open living space featuring double glazed bay window to front, plus bi-folding doors to rear leading to the garden. Wood effect flooring with underfloor heating. Open plan to kitchen area.

KITCHEN AREA

14'8 x 13'8 (4.47m x 4.17m)

Double glazed window to rear, plus double glazed door to side. The kitchen is fitted with a comprehensive range of stylish matt grey wall and base units with contrasting white stone worktops to two walls, plus central island unit with inset 5 ring gas hob and raised bar. Range of integrated appliances featuring dishwasher, washing machine, double oven, extractor hood, fridge/freezer. Wood flooring with underfloor heating, built-in storage cupboard.

DOWNSTAIRS WC

Double glazed window to side; fitted wash basin with storage under; wood flooring.

STUDY/BEDROOM 4

11'1 x 9'7 (3.38m x 2.92m)

Double glazed window to front; wood flooring with underfloor heating (this room is separately zoned with its own thermostat).

FIRST FLOOR LANDING

Double glazed window to side; wood effect flooring; access to loft (loft with fitted retractable loft ladder and electric light).

BEDROOM 1

15'8 x 10'6 (widening to 11'10) (4.78m x 3.20m (widening to 3.61m))

Double glazed bay window to front; period style radiator.

EN SUITE SHOWER

Double glazed window to front; appointed with a modern and stylish suite comprising a full width shower cubicle with ceiling mounted rain shower head; fitted wash basin with vanity storage under; WC; fully tiled walls; tiled flooring; heated towel rail.

BEDROOM 2

14'8 (max) x 10'5 (4.47m (max) x 3.18m)

Double glazed window to rear; wardrobes set within recess to remain; period style radiator.

BEDROOM 3

10'9 x 9'7 (3.28m x 2.92m)

Double glazed window to front; period style radiator.

FAMILY BATHROOM

11'9 x 6'5 (3.58m x 1.96m)

A spacious and luxuriously appointed bathroom featuring: double glazed window to rear; suite comprising inset bath with wall mounted taps over plus shower hose; built-in shower cubicle; fitted wash basin/vanity storage; WC; fully tiled walls and flooring; heated towel rail.

GARDEN

approx 36'1" wide x 23'9" deep (approx 11m wide x 7.25m deep)

An attractive garden providing a high degree of privacy and seclusion. The railway line behind is screened with mature trees allowing for a delightful, leafy setting. The garden is set up for low maintenance with a stone paved patio and pathway around the rear and to both sides of the property. Sleeper steps lead to a bark chipped area plus corner pergola/seating area. Outside tap, gates to both sides.

PARKING

Attractive front garden providing off street parking on driveway.

COUNCIL TAX

London Borough of Bromley - Band G

AGENTS NOTE

There is an overage on the property which affects the garden. Buyers will therefore need to ensure their lender is prepared to accept overages. This does not affect the house itself. Further information can be provided upon request.



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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.