



82 Ravensbourne Avenue
Shortlands, Bromley, BR2 0BP
£850,000 Freehold EPC: D

 Maguire Baylis



Guide Price: £850,000 - £875,000. An extended 1930's semi detached family house situated within one of Shortlands most convenient and favoured residential roads, just a few minutes walk from the station.

This delightful property features an incredible garden which extends to some 200' and widens to the rear, backing onto the river Ravensbourne and the golf course and providing a stunning park-like feel. For those buyers seeking plenty of outdoor space, this is a rare and exciting opportunity.

Internally, the entrance hallway leads to impressive 19' bay-fronted living room, plus spacious extended kitchen/dining space to the rear. There is also a useful utility room leading from the kitchen, plus a long garage to the side, and a downstairs WC.

Upstairs, there are three good size bedrooms plus the family bathroom/separate WC, on the first floor. The top floor loft conversion provides a good size double 4th bedroom featuring skylight windows to the front and the rear. Outside to the front, a good size block paved drive allows for off street parking for at least two cars.

The property is well 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 including the exceptionally popular Beckenham Place Park which is located just at the end of the road.



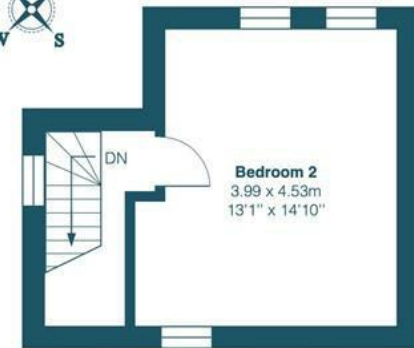
- EXTENDED 1930's SEMI DETACHED HOUSE
- SOUGHT AFTER & CONVENIENT ROAD
- CLOSE TO SHORTLANDS STATION & LOCAL SCHOOLS
- FOUR GOOD SIZE BEDROOMS
- EXTENDED KITCHEN/DINER & USEFUL UTILITY
- SUPERB 200' GARDEN BACKING GOLF COURSE
- OFF STREET PARKING TO FRONT ** LARGE GARAGE TO SIDE
- BAY FRONTED 19' LIVING ROOM
- UPSTAIRS FAMILY BATHROOM ** DOWNSTAIRS WC
- CHAIN FREE SALE ** EPC - BAND D



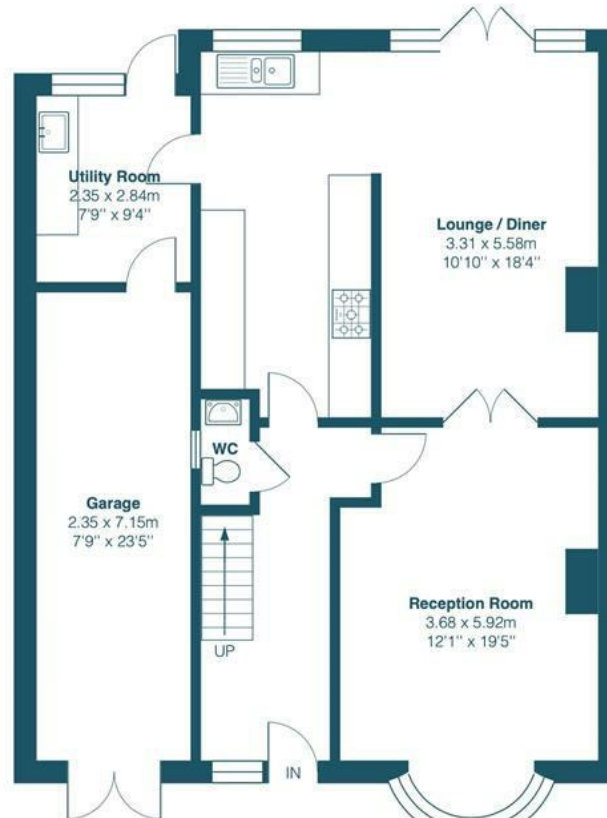
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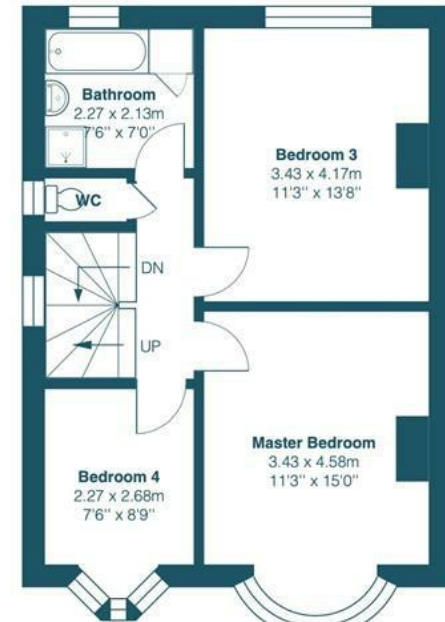
Total Area: 163.4 m²... 1758 ft²



Second Floor



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.

FRONT PORCH

Outside light.

ENTRANCE HALLWAY

A welcoming entrance hallway with double glazed door and window to front; solid wood stripped flooring; radiator; original plate rails; built-in understairs storage cupboard; radiator.

DOWNSTAIRS WC

Window to side; concealed cistern WC; fitted wash basin.

LOUNGE

19' x 12'1 (5.79m x 3.68m)

Double glazed bay window to front; feature fireplace with stone surround; picture rails; fitted base storage unit; glazed double doors to dining room.

DINING ROOM

11' x 10'3 (3.35m x 3.12m)

Picture rails; fitted shelving; recessed fireplace; open to:

KITCHEN/FAMILY ROOM

18'10 x 18'3 (I-shaped - max overall) (5.74m x 5.56m (I-shaped - max overall))

Double glazed French doors to rear, plus double glazed window to rear; large skylight roof window; fitted with a good range of gloss white wall and base units with solid wood worktops over; Rangemaster cooker; two radiators; picture rails; door to utility room.

UTILITY ROOM

9'6 x 7'7 (2.90m x 2.31m)

Double glazed window to rear and part glazed door leading to rear garden; fitted butler sink unit; tiled worktop; spaces for appliances; door to garage.

FIRST FLOOR LANDING

Stairs to top floor; double glazed stained glass feature window to side.

BEDROOM 1

15'9 x 11'3 (4.80m x 3.43m)

Double glazed bay window to front; radiator; picture rails.

BEDROOM 2

13'7 x 10'3 (4.14m x 3.12m)

Double glazed window to rear; two built-in wardrobes; radiator; picture rails.

BEDROOM 3

11' (into bay) x 7'5 (3.35m (into bay) x 2.26m)

Double glazed bay window to front; radiator; picture rails.

BATHROOM

Double glazed window to rear; suite comprising panelled bath with mixer tap & shower hose; separate fitted shower cubicle; fitted wash basin with vanity storage under; built-in cupboard housing gas boiler; heated towel rail; part tiled walls.

SEPARATE WC

Window to side; WC; radiator; picture rails.

TOP FLOOR LANDING

Double glazed window to side.

BEDROOM 4

14'10 x 13'2 (sloping ceilings to front & rear) (4.52m x 4.01m (sloping ceilings to front & rear))

Double glazed Velux skylight windows to front and rear; radiator; built-in eves storage to front and rear.

GARDEN

approx 200' (approx 60.96m)

The large, L-Shaped mature rear garden is a particular feature of the property. Backing onto the River Ravensbourne with a stunning outlook across Shortlands Golf Course, the first part of the garden is of a regular width and features a full width paved patio with a pathway leading to the main lawned area with numerous mature trees and shrubs surrounding. The garden widens towards the end with an extended lawn, there are also two garden sheds, two greenhouses; There is also an outside water tap, & outside light.

To have a garden of this size, and providing such a high level of privacy and tranquillity, is an exceptional feature.

GARAGE/PARKING

23'6 x 8'5 (7.16m x 2.57m)

A long attached garage to side; double doors to front; light and power; fitted shelving; door to utility room. Block paved frontage providing parking for two vehicles.

COUNCIL TAX

London borough of Bromley - Band E



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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.