



14 Warren Avenue  
Shortlands, Bromley, BR1 4BS  
**£895,000 Freehold EPC: C**

 **Maguire Baylis**





A super semi-detached 1930's built family home set within a highly regarded road enjoying great convenience. This delightful property has been updated and extended by the current owners creating a beautifully presented home providing bright and spacious four bedroom accommodation.

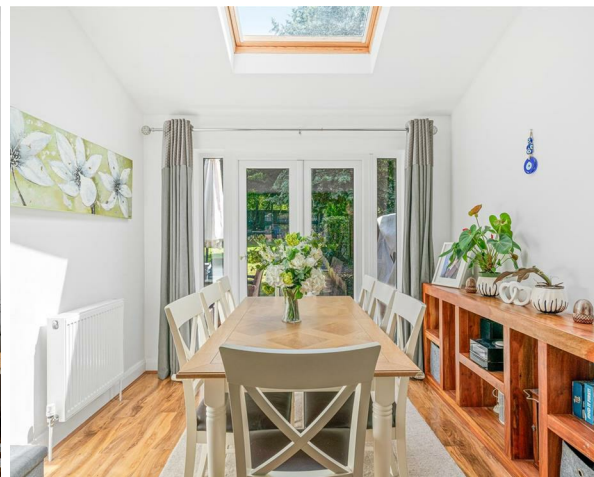
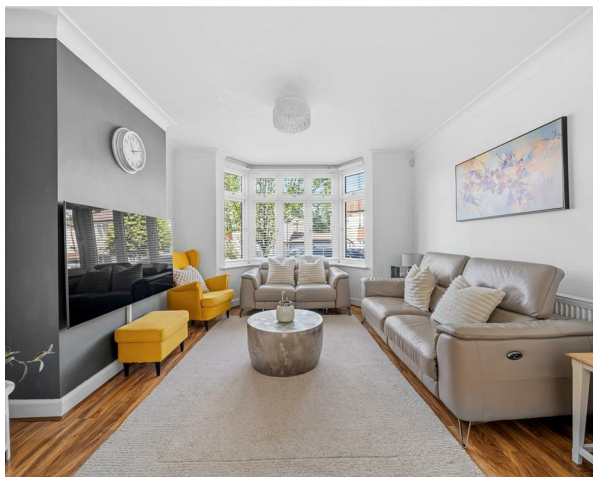
At the heart of the home is the superb kitchen - stylishly appointed with a range of modern Shaker style units with white marble worktops and large central island. The kitchen provides French double doors to the rear, plus a partly vaulted ceiling to the side with two large skylight windows allowing light to flood in. The impressive reception room extends to some 35' and is set out in three distinct sections for living, relaxing and dining.

The ground floor office is the perfect work from home space being fully fitted with with a range of high-end bespoke units. A downstairs WC completes the ground floor accommodation.

Upstairs, on the first floor, via the spacious landing, there are three bedrooms - two good sized double rooms plus a large single room; there is also a large and well appointed family bathroom. The top floor provides the impressive master suite - a lovely room featuring Juliet balcony to the rear and plenty of wardrobe space - plus a luxuriously appointed shower room.

Outside, the attractive rear garden provides complete seclusion and extends to some 30m. A main area of lawn leads to a partly wooded area to the rear where the current owners have created a play area for the kids. The front is paved to allow for off street parking for two vehicles.

The property is just a short walk to both Ravensbourne and Shortlands stations. Shortlands Village is nearby and the larger town centres of Bromley and Beckenham are both within easy reach. The entrance to the highly popular Beckenham Place Park is also very close by, offering super recreational facilities with country walks and outdoor swimming in the lake.



- STUNNING 1930's SEMI DETACHED FAMILY HOUSE
- IMPRESSIVE FOUR BEDROOM ACCOMMODATION
- BEAUTIFULLY APPOINTED KITCHEN WITH LARGE CENTRAL ISLAND
- FANTASTIC 35' RECEPTION ROOM
- STUDY WITH FULL RANGE OF BESPOKE UNITS
- WELL APPOINTED FAMILY BATHROOM
- MASTER SUITE TO TOP FLOOR \*\* DOWNSTAIRS WC
- SECLUDED 100' GARDEN
- GREAT LOCATION \*\* CLOSE TO STATIONS & PARKS
- POSSIBLE CHAIN FREE SALE \*\* EPC BAND C



Warren Avenue BR1

Total Area: 156.3 m<sup>2</sup>... 1682 ft<sup>2</sup>

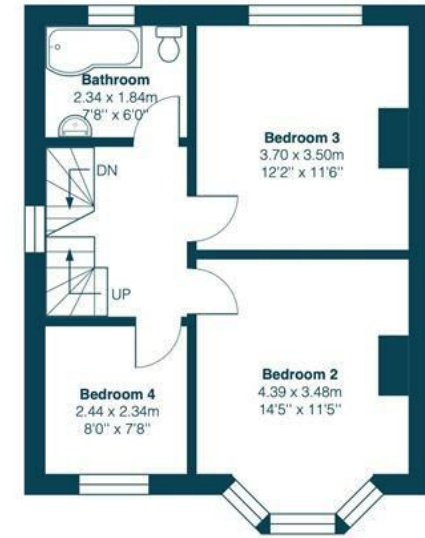
 Maguire Baylis



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.



### ENTRANCE PORCH

Enclosed front entrance porch with double glazed door and windows to front; tiled flooring; porch light.

### HALLWAY

Original part glazed stained glass front door and windows to front; wood effect flooring; radiator; built-in understairs storage cupboard.

### DOWNSTAIRS WC

With a modern suite comprising fitted wash basin with storage under; WC; heated towel rail; half tiled walls; extractor fan.

### THROUGH LIVING ROOM

35'4 x 12'8 (narrowing to 9'8) (10.77m x 3.86m (narrowing to 2.95m))

An impressive through room set out in three sections; double glazed bay window to front; double glazed French doors to rear plus vaulted ceiling at rear with two large Velux skylight windows; wood effect flooring; three radiators.

### STUDY

12'5 x 7'4 (3.78m x 2.24m)

Double glazed window to front; wood effect flooring; radiator; fitted with a comprehensive range of bespoke office units along with solid wood desk tops to three walls.

### KITCHEN

16'2 x 15' (4.93m x 4.57m)

Double glazed French doors to rear plus double glazed window to rear; part-vaulted ceiling with two large Velux skylight windows to side; kitchen fitted with a comprehensive range of solid wood fronted wall and base units painted in a pale blue; polished granite worktops to three walls and to central island unit; inset butler sink; induction hob with extractor hood over; Bosch electric double oven; spaces for appliances; vertical radiator; tiled flooring.

### FIRST FLOOR LANDING

Double glazed window to side; stairs to top floor.

### BEDROOM 2

14' x 11'4 (4.27m x 3.45m)

Double glazed bay window to front; radiator.

### BEDROOM 3

12'2 x 11'6 (3.71m x 3.51m)

Double glazed window to rear; radiator.

### BEDROOM 4

8' x 7'7 (2.44m x 2.31m)

Double glazed window to front; radiator.

### FAMILY BATHROOM

Double glazed window to rear; fitted with a modern and well appointed suite comprising panelled bath with mixer tap/shower attachment and glass shower screen; fitted wash basin with vanity storage under; WC; fully tiled walls; tiled flooring; heated towel rail; extractor fan; wall mirror with lighting.

### TOP FLOOR LANDING

Double glazed window to side.

### BEDROOM 1

17'6 (max) x 12'8 (to wardrobes) (5.33m (max) x 3.86m (to wardrobes))

An impressive room featuring double glazed French doors with a Juliet balcony to the rear; sloping ceiling with two Velux skylight windows to front with fitted blinds/shutters; good range of built-in wardrobes/bedroom units; radiator.

### EN SUITE SHOWER

A modern and well appointed suite featuring an over-sized shower cubicle; fitted double wash basins; WC; fully tiled walls; heated towel rail; tiled flooring; extractor fan.

### GARDEN

approx 98'5" (approx 30')

A delightful rear garden mainly laid to lawn and surrounded with numerous mature trees affording a high degree of seclusion and a wooded section to the rear. Full width block paved patio; outside lighting; outside water tap; timber shed; greenhouse.

### PARKING

Paved frontage providing off street parking.

### 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.