



28 Warren Avenue  
Shortlands, Bromley, BR1 4BS  
**£750,000 Freehold EPC: E**

 **Maguire Baylis**



Guide Price: £750,000 - £775,000. A superb period style semi detached property offering larger than average three bedroom accommodation located within a highly popular residential road.

The property provides great access to local stations and nearby facilities at Shortlands and Bromley town centre. Ravensbourne station, with train links to Denmark Hill and London Blackfriars, is close by and can be reached easily on foot.

Internally, the well proportioned accommodation with high ceilings comprises a 15' square living room, separate dining room, good sized fitted kitchen and downstairs WC. Upstairs, via a spacious landing, there are the three bedrooms (two double rooms plus a single), plus a spacious and luxuriously appointed family bathroom.

Outside, there is a large rear garden which is mainly laid to lawn and features established trees. There is a driveway to the side leading to a single private garage, plus there is off street parking at the front.

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



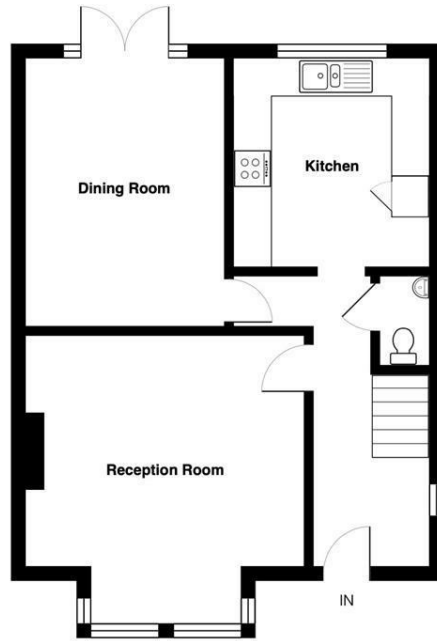
- SUPERB SEMI DETACHED HOME
- SPACIOUS THREE BEDROOM ACCOMMODATION
- TWO LARGE RECEPTION ROOMS
- DOWNSTAIRS WC
- LARGE & WELL APPOINTED FAMILY BATHROOM
- 80' REAR GARDEN
- GARAGE PLUS PARKING TO FRONT
- HIGHLY POPULAR LOCATION
- CHAIN FREE SALE
- EPC - BAND E



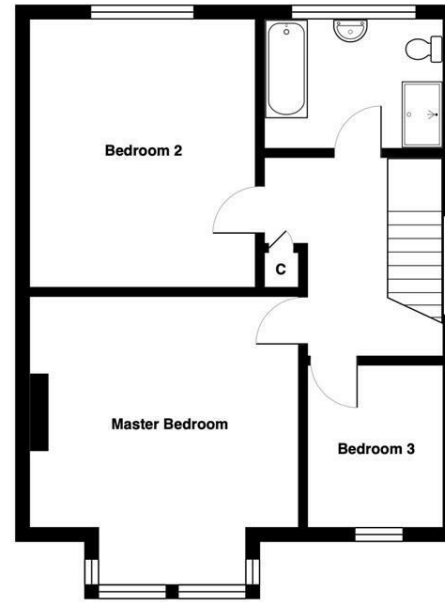
Warren Avenue

Total Area: 125.6 m<sup>2</sup> ... 1352 ft<sup>2</sup>

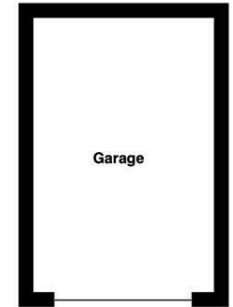
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Garage

Garage

### COVERED FRONT PORCH

Outside light, block paved front step.

### ENTRANCE HALLWAY

Part double glazed composite front door and windows to front, further double glazed window to side, radiator, low level under stairs storage cupboard, modern wood effect flooring, dado rails, coved ceiling.

### CLOAKROOM

WC, fitted wash basin, tiled walls, extractor fan.

### LOUNGE

15'3 (into bay) x 14'10 (4.65m (into bay) x 4.52m)

Double glazed bay window to front with fitted plantation shutters, feature fireplace with marble inset/hearth, dado rails, coved ceiling, radiator.

### DINING ROOM

14'3 x 10'6 (4.34m x 3.20m)

Original French doors and windows to rear, modern wood effect flooring, radiator, dado rails, coved ceiling, radiator.

### KITCHEN

11' x 10'4 (3.35m x 3.15m)

Double glazed window to rear plus part double glazed door to side, fitted with a range of wall and base units with wood effect worktops to three walls, built-in stainless steel electric oven & Hob, extractor hood, spaces for appliances, modern wood effect flooring, part tiled walls, wall mounted Potterton gas combi boiler.

### FIRST FLOOR LANDING

A spacious landing area with a large double glazed window to side, access to loft space, useful built-in storage cupboard.

### BEDROOM 1

15'3 (into bay) x 14'1 (4.65m (into bay) x 4.29m)

Double glazed bay window to front with fitted plantation shutters, picture rails, feature fireplace with mirrored over-mantle.

### BEDROOM 2

14'3 x 11'2 (4.34m x 3.40m )

Double glazed window to rear, picture rails, coved ceiling, radiator.

### BEDROOM 3

8'8 x 7'2 (2.64m x 2.18m)

Double glazed window to front with fitted plantation shutters, radiator, picture rails.

### BATHROOM

9'7 x 7' (2.92m x 2.13m)

Double glazed window to rear; fitted with a modern and well appointed suite comprising panelled jacuzzi bath, vanity unit with granite top and wash basin, separate fitted shower cubicle with wall mounted rain shower head plus additional hand shower hose, WC, part tiled walls and flooring, heated towel rail.

### REAR GARDEN

approx 80' (approx 24.38m )

An attractive rear garden providing a high degree of privacy and seclusion. Mainly laid to lawn with several mature specimen trees, patio area with artificial turf, side access via gate.

### PARKING/GARAGE

Driveway to side leading to single garage. Off street parking to front for two cars. Unrestricted on street parking also available.

### COUNCIL TAX

London Borough of Bromley - Band E.

### ADDITIONAL INFORMATION

There is approved planning permission in place for a rear ground floor extension and to demolish and replace the existing garage. Further information can be obtained from the following link: <https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PXE9ZDBTGKP00&activeTab=summary>



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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.