



18 Ravensbourne Avenue  
Shortlands, Bromley, BR2 0BP  
**£1,500,000 Freehold EPC: D**

 **Maguire Baylis**



This superb Victorian semi-detached house has been the subject of a complete renovation in recent years, transformed by the current owner to create a truly outstanding home. Finished to the very highest standard, the property combines period charm with cutting-edge design to deliver immaculate living space arranged over three floors.

A striking 36' entrance hallway sets the tone, with its bespoke floating staircase featuring glass balustrading and concealed LED lighting. To the rear lies the heart of the home – an impressive open-plan kitchen/family room with vaulted ceiling, triple-glazed bi-fold doors and skylight windows that flood the space with natural light. The kitchen is fitted with a full range of premium integrated appliances, offering a perfect setting for both everyday living and entertaining.

The elegant front lounge provides a quieter retreat, complete with a wood burning stove, while two further ground floor rooms are currently arranged as bedrooms, supported by a stylish wet room. A cloakroom WC and a large 18' utility room complete the ground floor.

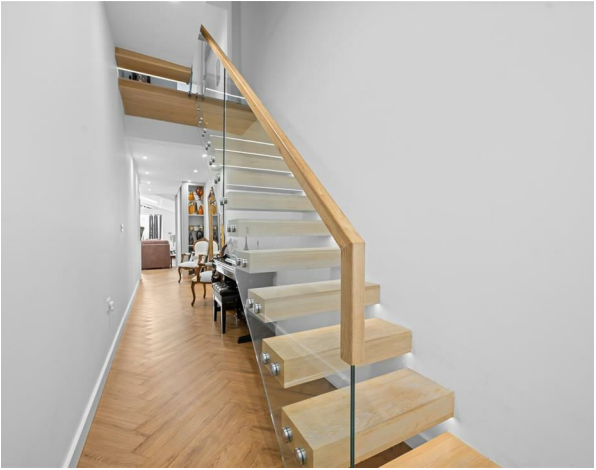
Upstairs, the property offers four double bedrooms across the first and second floors, all benefiting from bespoke fitted wardrobes, served by two luxurious bathrooms.

The landscaped rear garden extends to around 100', thoughtfully designed with a full-width limestone terrace, raised decking with sunken hot tub, and a substantial summer house fitted with a kitchenette – ideal as a gym, studio or home office. To the front, there is attractive kerb appeal and off-street parking for two cars.

Perfectly positioned in the heart of Shortlands, the property is just a few steps from the station and local village shops. Beckenham Place Park is located at the end of the road, while a number of highly regarded schools are also close at hand, making this an exceptional family home in one of the area's most sought-after settings.

- SUPERB VICTORIAN SEMI – FULLY RENOVATED TO AN EXCEPTIONAL STANDARD
- SPACIOUS & VERSATILE LAYOUT ARRANGED OVER THREE FLOORS
- FOUR DOUBLE BEDROOMS WITH TWO LUXURIOUS BATHROOMS TO THE UPPER FLOORS
- STUNNING 36' HALLWAY WITH BESPOKE FLOATING STAIRCASE WITH GLASS BALLUSTRADING
- IMPRESSIVE KITCHEN/FAMILY ROOM WITH VAULTED CEILING AND BI FOLDS TO GARDEN
- ELEGANT LIVING ROOM WITH WOOD BURNING STOVE
- TWO ADDITIONAL GROUND FLOOR ROOMS CURRENTLY USED AS BEDROOMS
- LUXURIOUS GROUND FLOOR 'JACK & JILL' WET ROOM PLUS DOWNSTAIRS WC
- LANDSCAPED 100' REAR GARDEN WITH LIMESTONE TERRACE, SUNKEN HOT TUB & LARGE SUMMER HOUSE
- PRIME LOCATION JUST 'YARDS' FROM SHORTLANDS STATION AND VILLAGE AMENITIES





Ravensbourne Avenue, BR2



Approximate Gross Internal Area = 2185 sq ft / 2013.1 sq m

Summer House = 252 sq ft / 23.5 sq m

Approximate Total Area = 2438 sq ft / 226.5 sq m

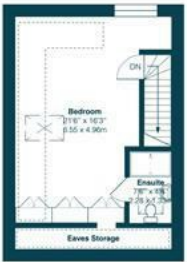
Maguire Baylis



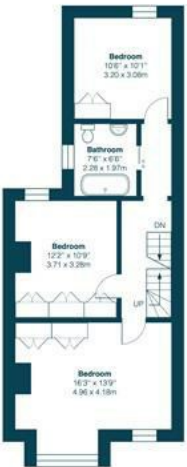
Ground Floor



Outbuilding



Second 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. No liability is accepted for any errors. By Prime Square Photography / Copyright 2025

### ENTRANCE PORCH

Victorian style tiled front pathway leading to original covered entrance porch with carriage light.

### HALLWAY

36'8 x 5' (11.18m x 1.52m)

An impressive open plan entrance hall featuring a stunning open tread staircase with glass balustrading and concealed LED lighting; herringbone flooring with underfloor heating; automated lighting; cpart glazed composite front door; glazed door to lounge.

### LOUNGE

14' x 12' (4.27m x 3.66m)

Triple glazed sash bay window to front; feature fireplace with wood burning stove; herringbone flooring with underfloor heating; Eclipse pocket doors that separate it from the further reception room that is currently used as a bedroom.

### BEDROOM 6/RECEPTION ROOM

12'5 x 10'8 (3.78m x 3.25m)

Triple glazed window to side; herringbone flooring with underfloor heating; electric fireplace; door to wet room.

### DOWNSTAIRS WC

A well appointed suite with fitted wash basin and vanity storage under; concealed cistern WC; herringbone flooring with underfloor heating; extractor fan. Pocket door.

### KITCHEN/FAMILY ROOM

21' x 19'10 (6.40m x 6.05m)

A stunning room featuring a vaulted ceiling with skylight windows to two sides; floor to ceiling triple glazing to rear with bi folding doors to garden; kitchen fitted with a comprehensive range of stylish wall and base units with large central island unit featuring white granite worktop and Ruvati sink unit with Quooker hot tap; Neff inset induction hob with built-in extractor; two built-in Neff electric wi-fi ovens; integrated larder fridge & freezer; integrated dishwasher; herringbone flooring with underfloor heating; additional range of fitted storage units.

### BEDROOM 5/DINING ROOM

11'9 x 9'9 (3.58m x 2.97m)

Bi fold door to side plus Velux skylight window with fitted blind; herringbone flooring with underfloor heating; door to:

### EN SUITE WET ROOM

A luxuriously appointed shower/wet room featuring marble effect porcelain tiling; full width shower with folding glass door; rain shower head and separate shower hose; fitted wash basin with vanity storage under; WC with automated 'Japanese' toilet seat.

### UTILITY ROOM

18'9 x 5'8 (5.72m x 1.73m)

Approached to the side of the property with doors to front and rear; range of fitted storage and shelving units to one wall with space and plumbing for washing machine and dryer; two skylight windows to side; tiled flooring with underfloor heating; heated ceiling drying rack..

### FIRST FLOOR LANDING

Wood flooring; stairs to top floor.

### BEDROOM 1

16'2 x 14' (max into bay) (4.93m x 4.27m (max into bay))

Three triple glazed sash windows to front; range of fitted wardrobes; herringbone floorings; integrated skirting radiators.

### BEDROOM 2

12'2 x 10'2 (overall) (3.71m x 3.10m (overall))

Triple glazed sash window to rear; range of fitted wardrobes; herringbone flooring; integrated skirting radiators.

### BEDROOM 3

10'5 x 10' (3.18m x 3.05m )

Triple glazed sash window to rear; fitted double wardrobe; integrated skirting radiators; herringbone flooring.

### FAMILY BATHROOM

Triple glazed window to side; luxuriously appointed bathroom with marble effect porcelain tiling; bath with wall mounted mixer taps and shower over; fitted wash basin with vanity storage under; automated 'Japanese' style WC; heated towel rail; herringbone flooring with underfloor heating.

### TOP FLOOR

### BEDROOM 4

18'4 x 12'10 (5.59m x 3.91m)

With triple glazed window to rear and large skylight window to side; sloping ceilings to front and side; range of built-in wardrobes to front with access to useful eves storage; herringbone flooring. Door to:

### EN SUITE SHOWER

A luxuriously appointed suite featuring full width shower enclosure with rain shower head and separate shower hose; fitted wash basin with vanity storage under; WC; heated towel rail. Skylight window to front.

### GARDEN

The garden is a particular feature, professionally landscaped providing a large area of level lawn; a high degree of seclusion; paved stone pathway; full width entertaining terrace leading from the house; raised decking to rear with inset hot tub (to remain); covered outdoor seating area; garden sauna to remain; outdoor feature uplighting; rear access via gate.

### PARKING

Off street parking to front for two vehicles; water tap and electric car charger.

### GARDEN ROOM

19'3 x 13' (5.87m x 3.96m)

A great space allowing for a number of uses. Featuring a range of fitted kitchen units to one wall with inset sink; light and power; double doors and windows to front leading to decked terrace.

### COUNCIL TAX

London Borough of Bromley - Band E

### LOCATION

What3words: ///soda.clouds.love

### USEFUL INFORMATION

- \* The property is all electric with Vaillant air source heat pump.
- \* All windows and doors throughout are triple glazed.
- \* CCTV system to be included in the sale.
- \* Herringbone flooring throughout with Consilio Planks Dulcics BD



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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.