



212 Ravensbourne Avenue  
Beckenham, BR3 5HG  
**£700,000 Freehold EPC: C**

 **Maguire Baylis**



Guide Price: £700,000 - £725,000. Maguire Baylis are delighted to offer this superb three/four-bedroom townhouse forming part of a small and exclusive gated development, tucked away at the end of a quiet residential road and enjoying a lovely leafy setting adjacent to Beckenham Place Park.

Built in 2005, the property provides well-planned accommodation arranged over three floors, offering excellent versatility – currently configured as three bedrooms and two reception rooms, but equally suited for use as four bedrooms if preferred.

Features include a fitted kitchen with granite worktops and integrated appliances, a re-modelled family bathroom to the first floor, en-suite shower room to the master bedroom, and ground floor WC. The spacious first-floor living room opens to a Juliette balcony, while to the rear, the garden extends to around 90ft with patio and decked areas, backing directly onto open fields and mature trees to create an exceptional, tranquil outlook. A detached timber-built garden office provides an ideal home working space.

Beckenham Place Park, with its expansive woodland, open meadows, lake for wild swimming, café, is literally on the doorstep – perfect for families and those who enjoy outdoor recreation. Despite this idyllic setting, the location remains superbly convenient, being just a few minutes' walk from Ravensbourne station with direct services into central London. Both Bromley and Beckenham town centres are also within easy reach.

Further benefits include allocated parking within the secure gated development.

- SUPER MEWS TOWNHOUSE IN EXCLUSIVE GATED DEVELOPMENT
- DELIGHTFUL LEAFY SETTING AT END OF RESIDENTIAL ROAD
- ADJACENT TO BECKENHAM PLACE PARK WITH SUPERB GREEN OUTLOOK
- FLEXIBLE THREE/FOUR BEDROOM ACCOMMODATION
- TWO BATH/SHOWER ROOMS PLUS DOWNSTAIRS WC
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CURRENTLY SET UP WITH TWO SPACIOUS RECEPTION ROOMS
- DELIGHTFUL 90' LANDSCAPED REAR GARDEN WITH GARDEN ROOM/OFFICE
- ALLOCATED PARKING WITHIN SECURE GATED FRONTAGE
- JUST 'YARDS' FROM RAVENSBOURNE STATION





## Ravensbourne Avenue, BR3

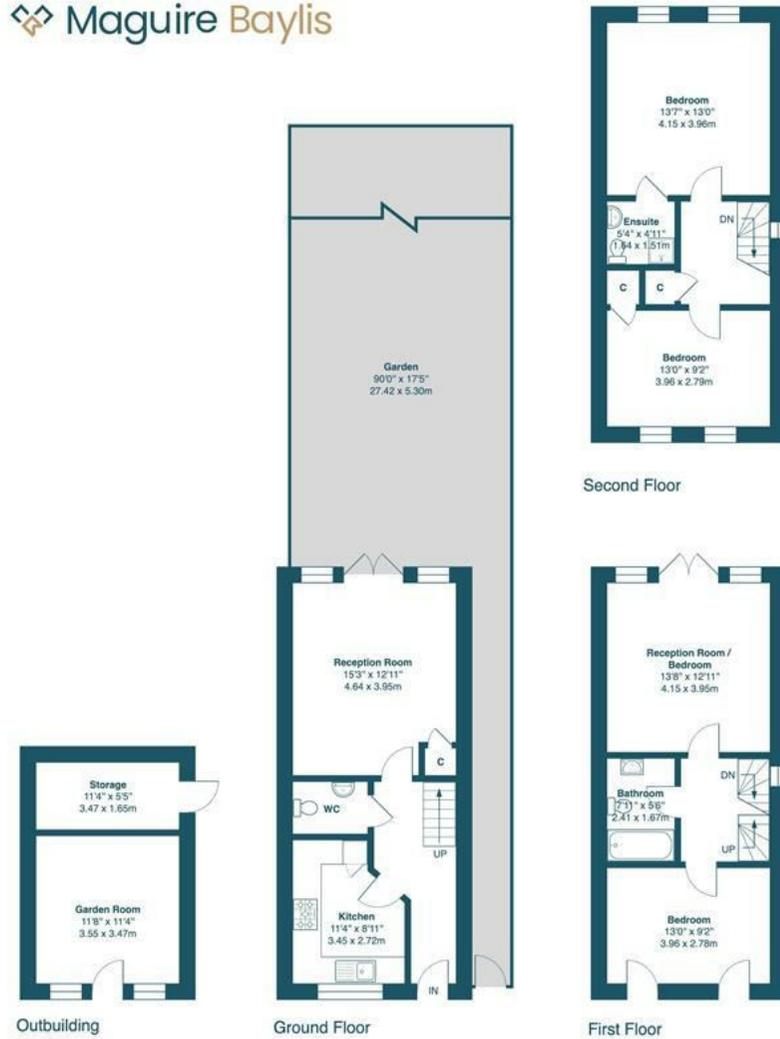
Approximate Gross Internal Area = 1238 sq ft / 115.1 sq m

Outbuilding = 199 sq ft / 18.5 sq m

Approximate Total Area = 1438 sq ft / 133.6 sq m



 Maguire Baylis



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 [www.Prime Square Photography.com](http://www.Prime Square Photography.com) / Copyright 2025

### **COVERED ENTRANCE PORCH**

Covered entrance porch; outside light.

### **HALLWAY**

Stairs to upper floors; radiator; wood effect flooring; video entry handset.

### **DOWNSTAIRS WC**

Suite comprising concealed cistern WC; fitted wash basin; tiled flooring; radiator.

### **KITCHEN**

Double glazed feature arched window to front; fitted with a range of wood effect wall and base units with polished granite worktops to three walls; integrated appliances comprising gas hob with extractor hood over; double oven; integrated dishwasher, fridge & freezer.

### **RECEPTION ROOM**

Double glazed French doors to rear leading to garden plus windows to rear; radiator; wood effect flooring; built-in understairs storage cupboard.

### **FIRST FLOOR LANDING**

Double glazed window to side; video Entryphone handset.

### **RECEPTION ROOM/BEDROOM**

Double glazed French doors opening onto Juliette Balcony to rear overlooking the garden; windows to rear; radiator.

### **BEDROOM 2**

Two double glazed French doors with Juliette balconies to front; radiator.

### **FAMILY BATHROOM**

Modern, stylishly appointed suite comprising panelled bath with mixer tap/shower hose attachment; fitted wash basin with vanity storage under; WC; fully tiled walls; heated towel rail.

### **TOP FLOOR LANDING**

Double glazed window to side; built-in storage/linen cupboard; video entryphone handset.

### **BEDROOM 1**

Two double glazed windows to rear; two radiators; door to:

### **EN SUITE SHOWER**

Suite comprising fitted shower enclosure; concealed cistern WC; fitted wash basin with vanity storage under; fully tiled walls; heated towel rail.

### **BEDROOM 3**

Two double glazed windows to front; radiator; built-in storage cupboard.

### **GARDEN**

approx 90' (approx 27.43m)

A delightful garden which has been lovingly planted and landscaped over the years by the current owners to create a garden of year-round interest and variety. Main area of lawn, plus paved patio and gravelled pathway leading to the rear. Built-in storage shed to the rear of the garden room.

### **GARDEN ROOM**

11'7" x 11'4" (3.55 x 3.47)

With a part glazed door and two windows overlooking the garden towards to the house; light, power and heating. Used by the current owners as a home office.

### **PARKING**

Secure, allocated parking space within the gated mews to the front.

### **SERVICE CHARGE**

The residents maintain management of the small private mews to the front and have set a service charge of £700 pa for each of the 6 properties.

### **LOCATION**

What3words: ///enter.jumps.ready

### **COUNCIL TAX**

London Borough of Bromley - Band E



Shortlands  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**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.