

# 7 Warren Avenue

Shortlands, Bromley, BR1 4BP

**£840,000 Freehold  EPC: Band D**

Maguire Baylis







Maguire Baylis are delighted to present to the market this beautifully presented four bedroom semi-detached family home, offering spacious and versatile accommodation together with a superb southerly aspect rear garden backing onto Shortlands Golf Course.

This impressive property provides accommodation arranged over three floors extending to approx 1,934 sq ft. The property has been thoughtfully extended and improved whilst retaining plenty of charm.

The ground floor comprises an entrance hallway, two separate reception rooms, fitted kitchen overlooking the garden, a particularly useful utility room and integral garage. To the first floor are three well-proportioned bedrooms and a spacious family bathroom featuring both bath and separate shower.

The second floor provides an impressive principal bedroom suite, including a generous double bedroom, stylish en-suite shower room and extensive eaves storage.

A particular feature is the wonderful rear garden, extending to approximately 85' (26m). Enjoying a desirable southerly aspect, the garden is mature and well established and backs directly onto the open surroundings of Shortlands Golf Course. To the front there is off-street parking and access to the garage.

Conveniently located for Ravensbourne and Shortlands stations, the property is also within easy reach of Bromley and Beckenham town centres. Beckenham Place Park – with its scenic walks, open spaces, outdoor swimming lake and regular events – is just a short stroll away.

- BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE ACCOMMODATION OF APPROX. 1,934 SQ FT
- SUPERB 85' SOUTHERLY ASPECT REAR GARDEN
- BACKING DIRECTLY ONTO SHORTLANDS GOLF COURSE
- TWO SPACIOUS RECEPTION ROOMS
- FITTED KITCHEN PLUS GENEROUS BREAKFAST/UTILITY ROOM
- PRINCIPAL BEDROOM WITH STYLISH EN-SUITE
- SPACIOUS FAMILY BATHROOM WITH BATH & SEPARATE SHOWER
- INTEGRAL GARAGE & OFF-STREET PARKING
- CONVENIENT FOR SHORTLANDS & RAVENSBOURNE STNS ** CLOSE TO BECKENHAM PLACE PARK



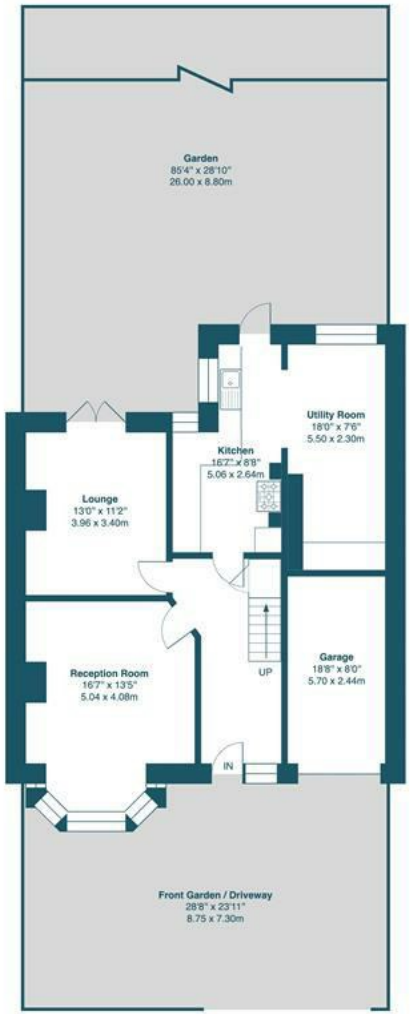




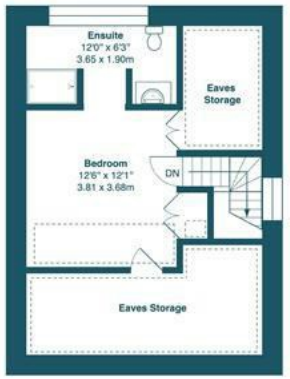
# Warren Avenue, BR1

Approximate Gross Internal Area = 1934 sq ft / 179.7 sq m

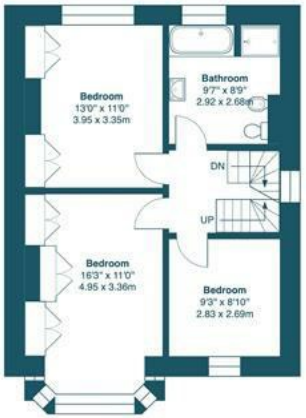
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Ground Floor




Second Floor




First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
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.
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**ENTRANCE PORCH**
Covered front entrance porch.

**HALLWAY**
A spacious and welcoming entrance hallway.

**FRONT RECEPTION ROOM**
Bay window to front; feature period style fireplace with gas fire.

**REAR RECEPTION ROOM**
French doors to rear; recessed feature fireplace with gas fire.

**KITCHEN**
Window to rear. Fitted with a comprehensive range of wall and base units with polished granite worktops to three walls; range cooker. Open plan to:

**BREAKFAST/UTILITY ROOM**
A spacious room with fitted wall and base units to one wall.

**FIRST FLOOR LANDING**
Window to rear; stairs to top floor.

**BEDROOM 2**
Bay window to front; fitted wardrobes to one wall.

**BEDROOM 3**
Window to rear; fitted wardrobes within recesses.

**BEDROOM 4**
Window to front.

**FAMILY BATHROOM**
A spacious and luxuriously appointed family bathroom featuring a four piece suite.

**TOP FLOOR LANDING**

**BEDROOM 1**
Two useful eves storage cupboards; open plan to.

**EN SUITE**
A spacious and luxuriously appointed en suite shower room.

**GARDEN**
approx 85' (approx 25.91m )
A delightful, mature garden providing a sunny southerly aspect and backing onto Shortlands Gold Course. Mainly laid to lawn and surrounded with mature trees and shrubs affording much seclusion.

**GARAGE/PARKING**
18'8 x 8' (5.69m x 2.44m)
Attached garage to side. Drive to font providing off street parking.

**COUNCIL TAX**
London Borough of Bromley - Band E

**LOCATION**
what3words: ///driver.gentle.gifted


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The Property Ombudsman

**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.