



66a Warren Avenue  
Bromley, BR1 4BS  
**£385,000 Freehold EPC: D**

 **Maguire Baylis**



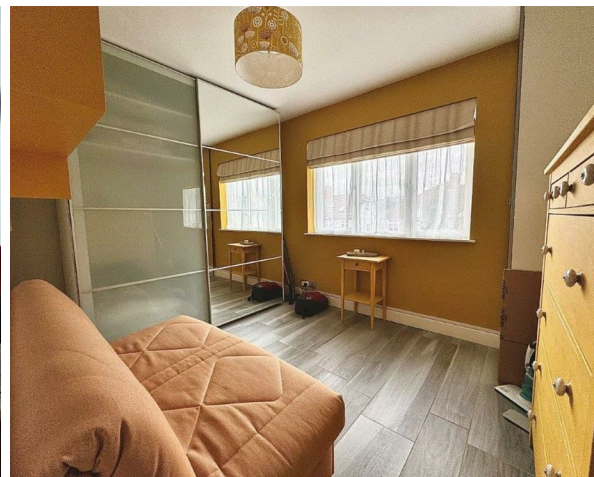
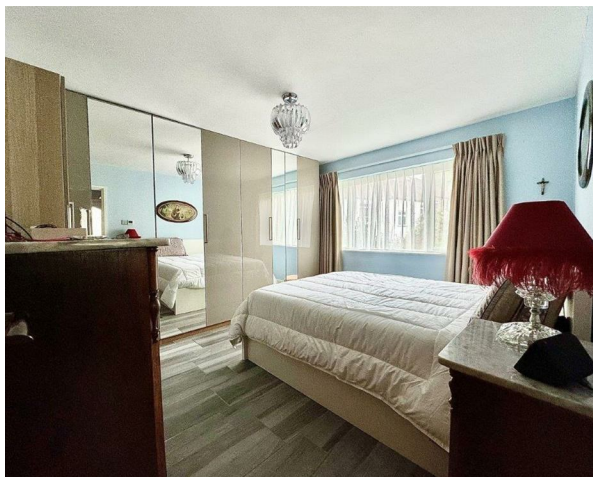
Maguire Baylis are pleased to offer for sale this impressive first floor maisonette offering spacious two bedroom accommodation.

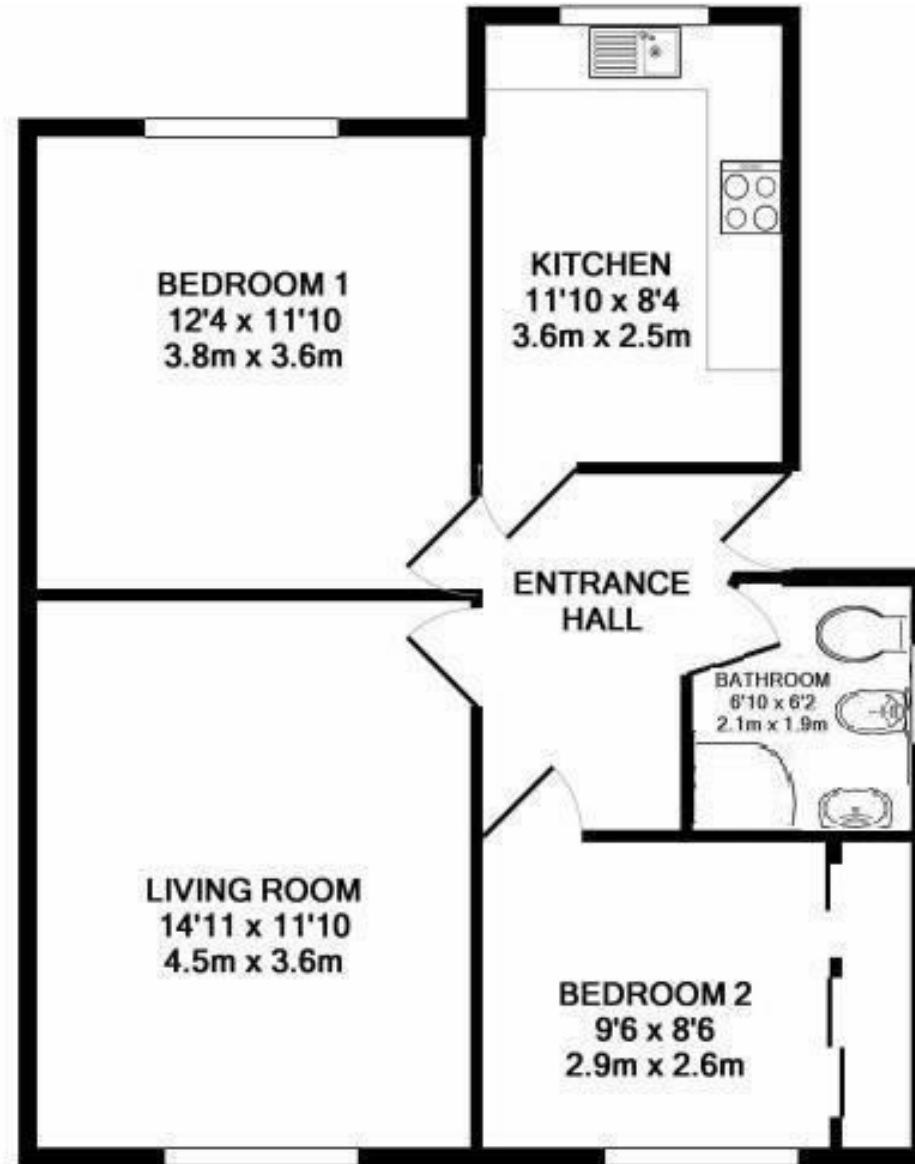
The property, which is offered for sale chain free, offers much convenience being just a short stroll to Ravensbourne station with direct services to Blackfriars (City Thameslink). Shortlands village is also within easy reach, whilst the larger town centres of Bromley and Beckenham with shops, bars, restaurants, cinemas, theatre and leisure centres are also close by.

The maisonette, which is presented to a high standard throughout, is accessed via a private front door to the side. The spacious accommodation comprises a large living room to the front, modern and fully fitted kitchen, two double bedrooms, a modern and well appointed bathroom featuring a bath with built-in shower over. The property also provides a front garden.

For recreation, there are some lovely green spaces nearby including Queensmead in Shortlands, plus Beckenham Place Park which offers country walks and, for the more adventurous, the popular outdoor swimming lake. Shortlands public Golf Course is also located very close by in the village.

- BEAUTIFULLY PRESENTED FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- FULLY FITTED KITCHEN
- MODERN & WELL APPOINTED BATHROOM
- GREAT LOCATION - CLOSE TO RAVENSBOURNE STATION
- SHORT WALK TO BECKENHAM PLACE PARK
- GARAGE AT REAR
- CHAIN FREE SALE





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**ENTRANCE**

Stairs to the side of the property leading to the first floor covered entrance porch.

**HALLWAY**

Part glazed front door. Tiled flooring.

**LOUNGE**

14'11 x 11'10 (4.55m x 3.61m)

Large double glazed window to front; access to loft via retractable loft ladder. Tiled flooring.

**BEDROOM 1**

12'4 x 11'10 (3.76m x 3.61m)

Double glazed window to rear; tiled flooring.

**BEDROOM 2**

9'6 x 8'6 (2.90m x 2.59m)

Double glazed window to front. Tiled flooring.

**SHOWER ROOM**

6'10 x 6'2 (2.08m x 1.88m)

Double glazed window to side; modern and luxuriously appointed shower room with fitted corner shower enclosure; fitted wash basin with vanity storage under; WC; bidet; tiled flooring and fully tiled walls

**KITCHEN**

11'10 x 8'4 (3.61m x 2.54m)

Double glazed window to rear; fitted with a comprehensive range of stylishly appointed white gloss wall and base units with worktops to two walls; inset sink unit; built-in gas hob with extractor hood over; electric oven.

**GARDEN**

Garden to front.

**GARAGE**

Single garage at rear.

**COUNCIL TAX**

London Borough of Bromley - Band D



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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.