



78 Ravensbourne Avenue  
Shortlands, Bromley, BR2 0BP  
**£995,000 Freehold EPC: Band D**

 **Maguire Baylis**



Set within a quiet residential street between Beckenham and Bromley, this 1930s family home gives little away from the front. It's at the rear that the property truly sets itself apart: a just-over-quarter-acre plot with direct river frontage, open views across the local golf course and a level of character and privacy that is rare in Greater London.

The main house provides approximately 1,400 sq ft of living space, plus 720 sqft of outbuildings, extending how the property can be used. These include a large cabin used as an office / gym, a small summer house, a greenhouse-style garden room, and a rare original WW2 underground air raid shelter converted into a wine cellar. A large loft space is also used as an office / cinema room.

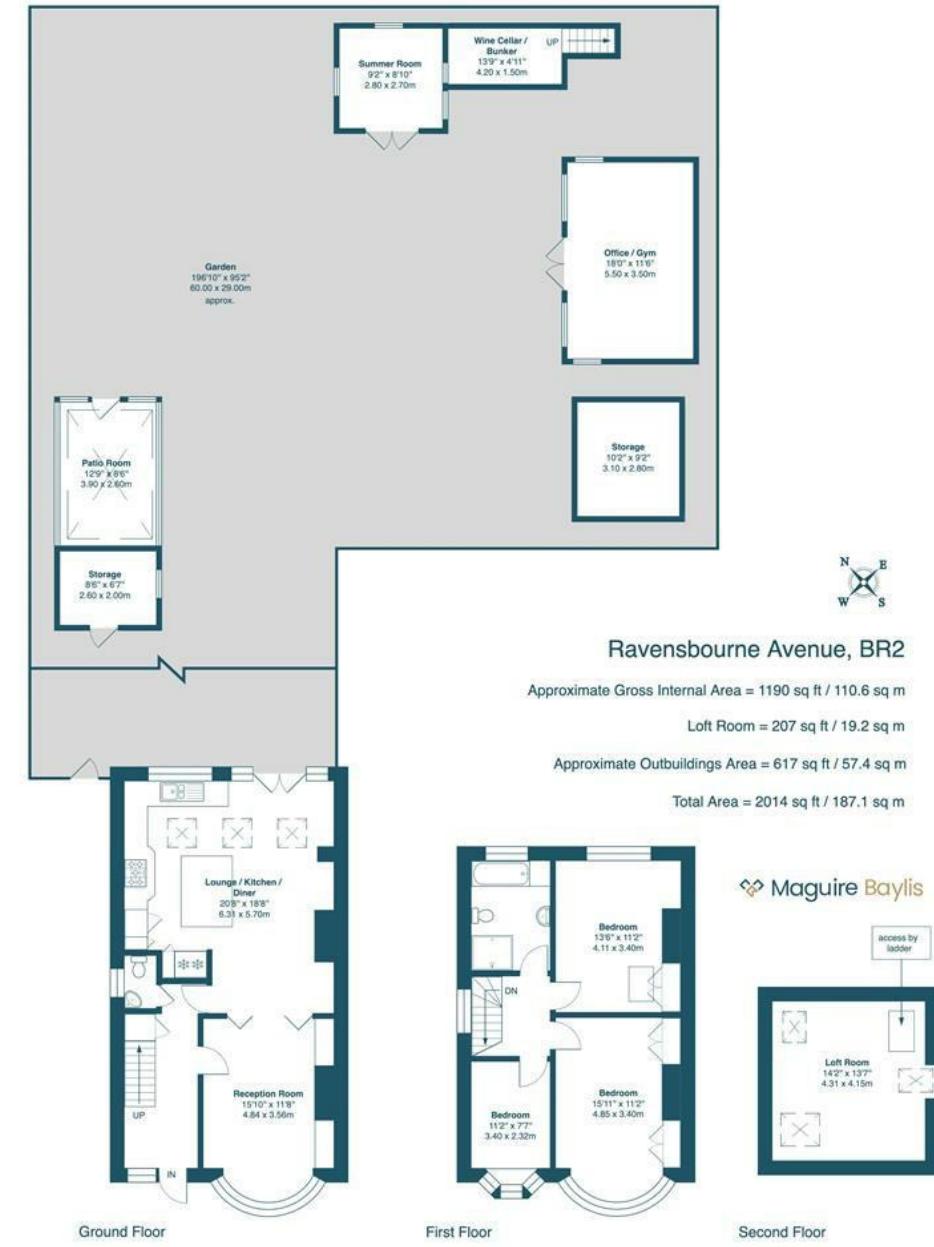
The secluded garden has been landscaped over several years and is a defining feature. Due to its size and aspect, it receives sun throughout the day. An extensive patio runs the full width of the house for outdoor dining, with a separate deck by the river providing a quiet hideaway. Mature trees and fruit planting include apple, pear and plum. Power, Wi-Fi and an irrigation system run throughout the garden and outbuildings.

Internally, the house has been fully redesigned to a contemporary style. Period hall tiling and a continuous oak flooring runs across the ground floor, linking the main living spaces. Solid wood French doors sit between the living room and kitchen/dining area, with an open fireplace in the lounge and a log burner in the kitchen/dining area.

The house is currently arranged as three bedrooms, two with built-in wardrobes, alongside a downstairs WC and a family bathroom upstairs. Approved planning for a full loft extension (Bromley Council, 2022) offers scope to add living or bedroom space.

Off-street parking for up to three cars is provided via a resin-bonded driveway installed in 2023. Well-regarded schools, parks, Bromley town centre and Shortlands station are all within walking distance

- STUNNING 1930's SEMI DETACHED HOME
- INCREDIBLE QUARTER-ACRE PLOT WITH DIRECT RIVER FRONTAGE & GOLF COURSE VIEWS
- CONTEMPORARY INTERIOR WITH PERIOD FEATURES & OAK FLOORING
- THREE WELL PROPORTIONED BEDROOMS \* FAMILY BATHROOM & DOWNSTAIRS WC
- CABIN OFFICE / GYM, SUMMER HOUSE, GARDEN ROOM & WW2 WINE CELLAR
- SOUGHT AFTER RESIDENTIAL ROAD BETWEEN BECKENHAM & BROMLEY
- SHORT WALK TO SHORTLANDS & RAVENSBORNE STATION / LOCAL SHOPS
- BECKENHAM PLACE PARK ACCESS AT END OF ROAD
- RESIN-BONDED DRIVEWAY WITH OFF-STREET PARKING FOR THREE CARS (2023)
- APPROX. 1,400 SQ FT HOUSE + 720 SQ FT OF VERSATILE OUTBUILDINGS



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.



## COVERED PORCH

### ENTRANCE HALLWAY

A welcoming entrance hallway featuring period style mosaic tiled flooring; built-in under stairs storage.

### CLOAKROOM

Double glazed window to side; WC & fitted wash basin.

### OPEN PLAN FAMILY ROOM/DINING KITCHEN

Double glazed double doors and windows to rear; three Velux skylight roof windows set within vaulted ceiling. Kitchen fitted with a comprehensive range of wall and base units, central feature island with storage. Fireplace with log burner.

### LOUNGE

Double glazed bay window to front with fitted shutters; feature fireplace; folding double door to kitchen/family room; bespoke fitted shelving and storage within recesses.

### FIRST FLOOR LANDING

Original feature stained glass window to side; exposed original floor boards.

### BEDROOM 1

Double glazed bay window to front with fitted shutters; fitted wardrobes within recesses.

### BEDROOM 2

Double glazed window to rear, access to loft via loft ladder.

### BEDROOM 3

Double glazed bay window to front with fitted shutters; useful built-in storage within bay.

### FAMILY BATHROOM

Double glazed window to rear; luxuriously appointed four piece suite featuring bath and separate shower enclosure.

## LOFT ROOM

Currently used as an office/cinema room and accessed via a retractable staircase/loft ladder via bedroom 2; Skylight windows to three sides. Eaves storage space.

## REAR GARDEN

approx 200' (approx 60.96m)

The beautifully landscaped rear garden is a standout feature, extending to just over a quarter of an acre and backing directly onto the River Ravensbourne, with open views across Shortlands Golf Course. Enjoying sunshine throughout the day, the garden combines exceptional privacy with a wonderful sense of space and tranquillity.

An expansive patio spans the width of the house for entertaining, while a separate riverside deck provides a peaceful retreat. The lawn widens towards the rear and leads to a semi-wooded area, complemented by mature planting and fruit trees including apple, pear and plum.

A substantial double-glazed log cabin, WW2 bunker (converted into a wine cellar), summer house, greenhouse and two further sheds add versatility, with power, lighting, irrigation and Wi-Fi running throughout—creating a rare and highly special outdoor setting for Greater London.

## PARKING

Resin bonded front driveway providing parking for 2/3 cars.

## COUNCIL TAX

London Borough of Bromley - Band E

## LOCATION

What3words: ///solve.caller.summer

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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.