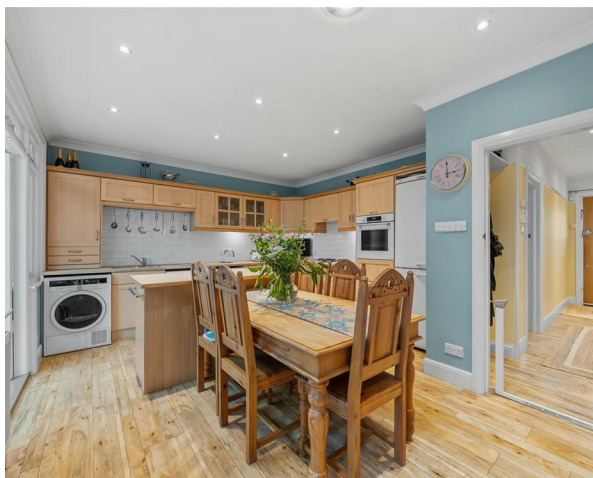




98 Ravensbourne Avenue
Shortlands, Bromley, BR2 0AX
£950,000 Freehold EPC: D

 **Maguire Baylis**



GUIDE PRICE £950,000 – £975,000.

Maguire Baylis Estate Agents are pleased to present this delightful 1930s semi-detached home, beautifully presented and perfectly positioned on a sought-after residential road close to both Shortlands & Ravensbourne stations, local shops, and well regarded schools.

This spacious four-bedroom, two-bathroom property offers generous and well-balanced accommodation, including a lovely front reception room with feature fireplace and a large kitchen/dining room that opens onto a full-width double-glazed conservatory. A useful downstairs WC adds to the practicality.

One of the standout features is the glorious 175' landscaped rear garden, backing directly onto Shortlands Golf Course and offering a high degree of privacy and seclusion.

The property is ideally located just a short walk from the expansive Beckenham Place Park, with its countryside walks, outdoor swimming lake, café, and regular events at the Mansion.

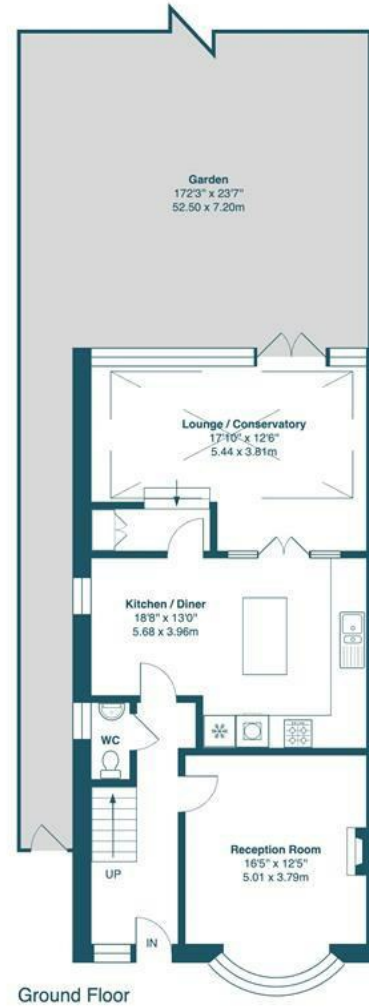
A great opportunity to acquire a superb family home in an enviable location.

- DELIGHTFUL 1930's SEMI DETACHED HOME
- FOUR BEDROOMS ** TWO BATHROOMS
- GLORIOUS LANDSCAPED GARDEN
- BACKING ONTO SHORTLANDS GOLF COURSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOVELY LIVING ROOM WITH FEATURE FIREPLACE
- LARGE KITCHEN/DINER ** DOWNSTAIRS WC
- DOUBLE GLAZED FULL WIDTH CONSERVATORY
- SOUGHT AFTER RESIDENTIAL ROAD
- CLOSE TO SHORTLANDS STATION/LOCAL SHOPS & SCHOOLS



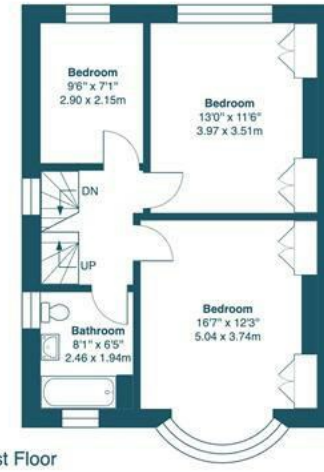
Ravensbourne Avenue, BR2

Approximate Gross Internal Area = 1601 sq ft / 148.7 sq ft



Second Floor

 **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 Prime Square Photography / Copyright 2025

ENTRANCE PORCH

Canopy entrance porch with outside light.

HALLWAY

Part glazed stained glass front door and window to front; built-in understairs storage; wood effect flooring; radiator.

DOWNSTAIRS WC

Double glazed window to side; suite comprising WC and fitted wash basin; part tiled walls and tiled flooring.

LOUNGE

16'5 x 12'5 (5.00m x 3.78m)

Double glazed bay window to front with fitted plantation shutters; wood effect flooring; radiator with bespoke fitted covers incorporating book shelving; feature fireplace with cast iron/tiled inset; picture rails.

KITCHEN

18'8 x 13' (5.69m x 3.96m)

French doors and additional door leading to conservatory at rear; kitchen fitted with a range of wood effect wall and base units with solid wood worktops to two walls and central island unit; inset stainless steel sink unit; built-in oven and gas hob; spaces for further appliances; wood flooring; radiator. Double glazed window to side.

CONSERVATORY

17'10 x 12'6 (5.44m x 3.81m)

Double glazed French doors and window to rear; vaulted glazed roof; two radiators; tiled flooring.

FIRST FLOOR LANDING

Double glazed leaded light window to side; stairs to top floor.

BEDROOM 2

16'7 x 12'3 (5.05m x 3.73m)

Double glazed bay window to front with fitted plantation shutters; radiators with bespoke fitted covers within bay; two built-in wardrobes within recesses; picture rails.

BEDROOM 3

13' x 11'6 (3.96m x 3.51m)

Double glazed window to rear with fitted shutters; range of fitted wardrobes plus dressing table to one wall; radiator; picture rails.

BEDROOM 4

9'6 x 7'1 (2.90m x 2.16m)

Double glazed window to rear with fitted shutters; radiator; picture rails.

BATHROOM

Double glazed leaded light windows to front and side; over-sized bath with built-in shower over; fitted wash basin; WC; part tiled walls; wood effect flooring; heated towel rail.

TOP FLOOR LANDING

Double glazed leaded light window to side.

BEDROOM 1

19'1 x 7'1 (5.82m x 2.16m)

Double glazed window to rear with fitted shutters; deep built-in storage cupboards/wardrobes; radiator.

EN SUITE SHOWER ROOM

Double glazed Velux window to front; modern suite comprising corner shower enclosure; pedestal wash basin; WC; part tiled walls; heated towel rail.

GARDEN

approx 175' (approx 53.34m)

A delightful landscaped and well established garden in a glorious setting backing onto Shortlands Golf Course. The garden provides much interest being thoughtfully designed into zones with main areas of level lawn and several paved/gravelled sections. There is a large paved patio terrace from the house featuring a wooden loggia - providing a lovely covered area to sit and relax and enjoy the outlook down the garden. Further features include a timber workshop, timber shed, outside lighting and water tap.

PARKING

Block paved parking providing space for four vehicles.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

what3words: ///former.empire.healers



Maguire Baylis
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.