



6 Ravensbourne Avenue  
Shortlands, Bromley, BR2 0BP  
**£825,000 Freehold EPC: D**

 **Maguire Baylis**





Maguire Baylis are delighted to present this impressive, extended 1950s-built semi-detached family home, ideally located on one of Shortlands' most sought-after roads. Just moments from Shortlands mainline station and village amenities, the property offers spacious, versatile accommodation arranged across three floors, perfectly suited to modern family living.

The house features four well-proportioned bedrooms, including a large top-floor master suite with a stylish en suite shower room. A further three bedrooms and a modern family bathroom are situated on the first floor.

The ground floor provides a welcoming layout with a separate lounge and dining room, alongside a fitted kitchen which retains its original larder cupboard—a charming feature of the home's era. To the rear, a stunning Weinor glass room with sliding doors and integrated LED lighting creates a delightful additional space to relax or entertain, opening directly onto the beautifully maintained garden.

The rear garden extends to approximately 65 feet, offering a delightful blend of lawn and patio, while the front is set behind a smart block-paved driveway providing off-street parking.

This enviable address is well placed for a choice of highly regarded local schools, including Valley Primary and Harris Primary Academy, and is just a short walk from the wide open spaces of Beckenham Place Park with its woodlands, swimming lake, and popular café.

- IMPRESSIVE EXTENDED 1950's BUILT SEMI DETACHED FAMILY HOME
- SUPER LOCATION - HIGHLY SOUGHT AFTER ROAD
- JUST 'YARDS' FROM SHORTLANDS MAINLINE STATION & VILLAGE
- FITTED KITCHEN FEATURING ORIGINAL LARDER CUPBOARD
- GLASS ROOM LEADING ONTO REAR GARDEN
- BEAUTIFUL REAR GARDEN EXTENDING TO 66'
- BLOCK PAVED DRIVEWAY TO FRONT
- FOUR BEDROOMS \*\* TWO MODERN BATHROOMS
- SEPARATE LOUNGE & DINING ROOM
- SEVERAL WELL RATED SCHOOLS CLOSE BY

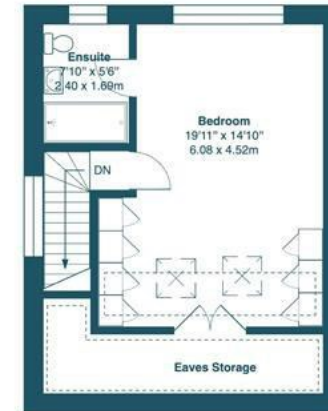
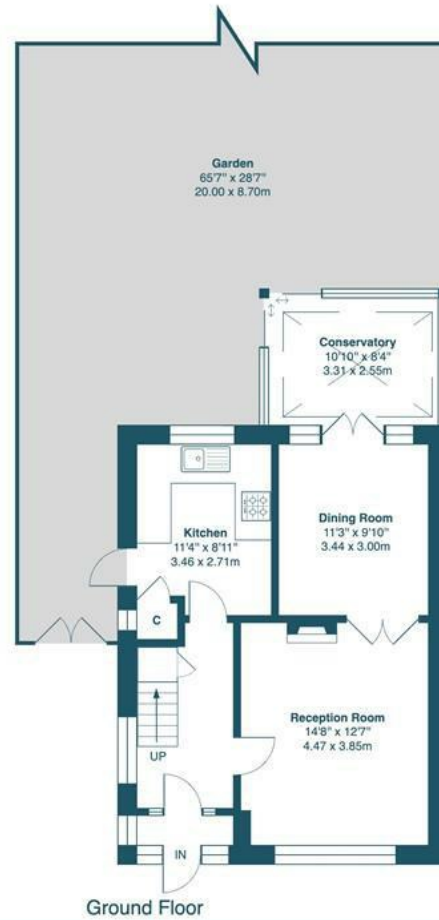




## Ravensbourne Avenue, BR2

Approximate Gross Internal Area = 1535 sq ft / 142.6 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.

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#### ENTRANCE PORCH

Enclosed entrance porch with double glazed front door and windows to front.

#### HALLWAY

Original part stained glass front door and window to front; double glazed window to side; built-in understairs storage cupboard; radiator; Hive central heating thermostat; stairs to first floor.

#### LOUNGE

14'8 x 12'7 (4.47m x 3.84m)

Double glazed window to front; fireplace with stone hearth; radiator; glazed double doors to dining room.

#### DINING ROOM

11'3 x 9'10 (3.43m x 3.00m)

Double glazed doors leading to glass room at rear; radiator; door to kitchen.

#### KITCHEN

11'4 x 8'10 (3.45m x 2.69m)

Double glazed window to rear; part glazed door to side; fitted with a range of Shaker style wall and base units with wooden worktops to three walls; inset stainless steel sink; original built-in larder cupboard; spaces for appliances; cupboard housing gas boiler.

#### GLASS ROOM

12' x 8'3 (3.66m x 2.51m)

Weinor glass room at rear featuring sliding doors to garden; integrated LED lighting; electric heater; power points.

#### FIRST FLOOR LANDING

Double glazed window to side; built-in airing cupboard housing pressurised hot water cylinder. Stairs to top floor.

#### BEDROOM 2

11'6 x 9'10 (plus door recess) (3.51m x 3.00m (plus door recess))

Double glazed window to front; built-in wardrobe; radiator.

#### BEDROOM 3

11'3 x 9'10 (plus door recess) (3.43m x 3.00m (plus door recess))

Double glazed window to rear; built-in wardrobe; radiator.

#### BEDROOM 4

9' x 6'9 (2.74m x 2.06m)

Double glazed window to front; radiator.

#### FAMILY BATHROOM

Double glazed window to rear; modern and well appointed suite comprising bath with built-in shower over; fitted wash basin with vanity storage under; heated towel rail; fully tiled walls.

#### SEPARATE WC

Double glazed window to rear; modern WC suite; fully tiled walls.

#### TOP FLOOR

#### BEDROOM 1

19'10 x 12'2 (6.05m x 3.71m)

Double glazed window to rear plus two large Velux skylight windows to front; comprehensive range of bespoke fitted wardrobes; built-in eaves storage cupboards; door to:

#### EN SUITE SHOWER ROOM

A modern and stylishly appointed en suite featuring walk-in shower enclosure with rain shower head and separate shower hose; fitted wash basin/vanity storage; WC; fully tiled walls; tiled flooring with underfloor heating; heated towel rail.

#### GARDEN

approx 65' x 29' (approx 19.81m x 8.84m)

The attractive rear garden is a particular feature, landscaped to provide separate zones including an area of level lawn; paved and gravelled patio areas; well stocked beds and borders providing much greenery and a good level of seclusion. There is also a Swallow Greenhouse & combi shed; timber bike store for two bikes, wide side access via double gate, outside power point and water tap.

#### PARKING

Block paved parking to front with ample space for two/three vehicles. Electric car charging point.

#### COUNCIL TAX

London Borough of Bromley - Band E

#### LOCATION

What3words: ///twigs.chat.hugs



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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.