



107 Ravensbourne Avenue

Bromley, BR2 0AZ

£650,000 Freehold EPC: D

 Maguire Baylis



Guide Price: £650,000 - £675,000.

Maguire Baylis are pleased to present to the market this superb detached chalet bungalow which forms part of a highly sought after tree-lined road, just a short walk to Shortlands village local shops and mainline station.

This impressive property, which is offered for sale on a chain free basis, is beautifully presented throughout providing bright and spacious three double bedroom accommodation comprising: entrance hallway; spacious bay fronted lounge; two bedrooms located to the ground floor; modern fitted kitchen with built-in appliances and enough space for a table & chairs. A spacious and luxuriously appointed shower room/wc completes the ground floor accommodation.

Upstairs, the main bedroom is of a particular good size and there is a further large bathroom which beautifully appointed and features plenty of built-in storage.

Outside, the courtyard style gardens are paved for low maintenance, with the courtyard to the left hand side providing a lovely sunny south-easterly aspect and much seclusion. There is also a garage allowing for off street parking/useful storage.

The property forms part of a super residential road, just a short walk to both Shortlands and Ravensbourne stations. The larger town centres of Beckenham and Bromley are also both within easy reach and the highly popular Beckenham Place Park is located just at the end of the road.

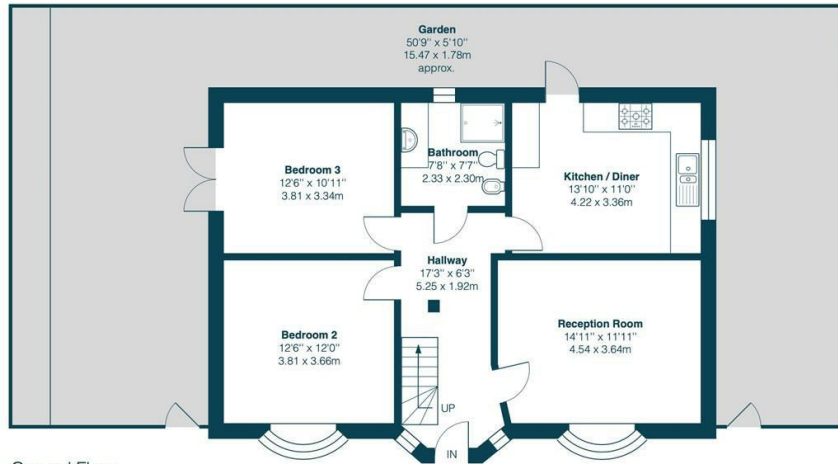
- BEAUTIFULLY APPOINTED DETACHED CHALET BUNGALOW
- THREE DOUBLE BEDROOMS
- TWO LUXURIOUS & SPACIOUS BATH/SHOWER ROOMS
- MODERN FITTED KITCHEN
- LOW MAINTENANCE COURTYARD GARDENS
- SINGLE GARAGE
- SUPER RESIDENTIAL ROAD
- SHORTLANDS & RAVENSBORNE STATIONS CLOSE BY
- SHORT WALK TO BECKENHAM PLACE PARK
- CHAIN FREE SALE





Ravensbourne Avenue, BR2

Approximate Gross Internal Area = 1199 sq ft / 111.4 sq m



Ground Floor

Maguire Baylis



First Floor



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.  
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### **ENTRANCE HALLWAY**

Part glazed front door; radiator; stairs to first floor.

### **LOUNGE**

14'10 x 12' (4.52m x 3.66m)

Double glazed bay window to front; radiator.

### **KITCHEN**

14' x 11' (4.27m x 3.35m)

Double glazed windows to rear and side; part glazed door to side; fitted with a comprehensive range of modern white wall and base units with worktops to two walls; built-in gas hob with extractor hood over; electric oven and microwave; space for US style fridge/freezer; tiled flooring; vertical radiator.

### **BEDROOM 2**

12'4 x 11' (3.76m x 3.35m)

Double glazed doors to side leading to courtyard; radiator.

### **BEDROOM 3**

12'4 x 12' (3.76m x 3.66m)

Double glazed bay window to front; radiator.

### **SHOWER ROOM/WC**

A luxuriously appointed shower room comprising corner shower enclosure; wash basin set on vanity/storage unit; concealed cistern WC; bidet; part tiled walls and tiled flooring; heated towel rail; under floor heating; double glazed window to rear.

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

16' x 14'7 (overall) (4.88m x 4.45m (overall))

Double glazed window to rear; radiator; useful built-in eves storage cupboards.

### **BATHROOM**

12'8 x 6'2 (3.86m x 1.88m)

A luxuriously appointed bathroom featuring panelled bath with built-in shower over; wash basin set on vanity storage unit; concealed cistern WC; useful built-in storage unit to one wall; tiled flooring; heated towel rail.

### **GARDENS**

Paved courtyard style gardens to either side of property with a paved walkway to the rear; outside tap; side gate; timber shed with power and vent for tumble dryer.

### **GARAGE**

Single garage to front. Unrestricted parking available on street.

### **COUNCIL TAX**

London Borough of Bromley - Band E

### **LOCATION**

What3words: ///admiral.terms.junior



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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.