



Ravensbourne Avenue, Bromley, BR2 0BP

£850,000 Freehold

'Chain free' three bedroom period house set on a substantial plot with 120' rear garden, widening to 65', with an additional 30' paved area behind a detached double garage. Situated on a quiet, tree lined residential road close to Shortlands station, bus links, Valley School, the shops at Shortlands Village and Shortlands Golf Club. The property also benefits from a driveway providing off-street parking for four to five cars. The accommodation includes a generous 25' x 12' lounge/diner, kitchen, breakfast room, conservatory, shower room, family bathroom, and cloakroom. The home retains attractive period features including high ceilings, ornate cornice and fireplaces and although it requires modernisation overall it offers excellent potential for buyers looking to create a bespoke period family home.

PORCH

Open porch with outside light and tiled floor.

ENTRANCE HALL 22'4 x 5' (6.81m x 1.52m)



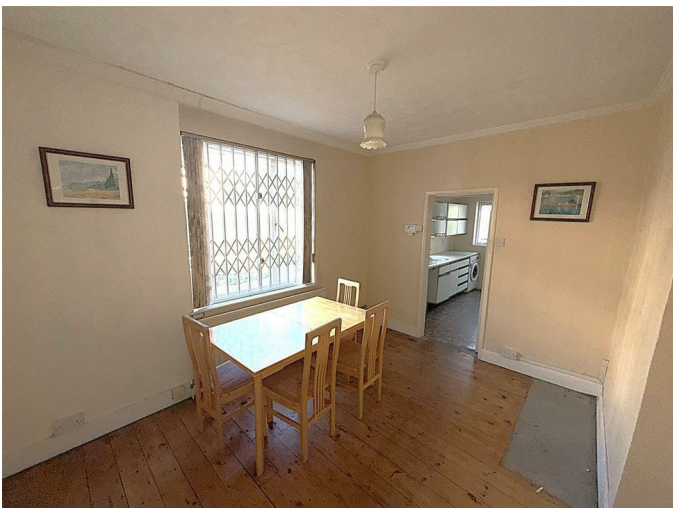
Hardwood front door with opaque glazed inserts leads into entrance hall with ornate cornice, dado rail, radiator and stripped wood flooring.

LOUNGE/DINER 25' x 12' (max) (7.62m x 3.66m (max))



Bay window to front, two windows to side and glazed door to rear with steps down to garden. Ornate cornice, two radiators, two feature fireplaces with wood mantles and stone hearths and stripped wood flooring.

BREAKFAST ROOM 12'8 x 10'6 (3.86m x 3.20m)



Window to side, coving, radiator and stripped wood flooring.

KITCHEN 11'3 x 10'6 (3.43m x 3.20m)



Windows to side and rear and glazed door to rear leading to conservatory. Range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor hood over, integrated NEFF double oven, space for tall fridge freezer and space with plumbing for washing machine and dish washer. Radiator, wall mounted boiler and tile effect Vinyl flooring.

CONSERVATORY 10'6 x 8'9 (3.20m x 2.67m)

Glazed conservatory with door to garden.

CLOAKROOM

Opaque window to side, low level WC and wall mounted corner vanity wash hand basin.

LANDING 22'7 x 5' (max) (6.88m x 1.52m (max))

Dado rail. stripped wood flooring and loft access hatch.

BEDROOM ONE 17'5 x 12'5 (5.31m x 3.78m)



Three sash windows to front, coving, picture rail and radiator.

BEDROOM TWO 12' x 12' (3.66m x 3.66m)



Sash window to rear, coving, picture rail and radiator.

BEDROOM THREE 11'4 x 8'5 (3.45m x 2.57m)



Window to rear, radiator and range of fitted wardrobes with shelving.

SHOWER ROOM 7'3 x 6'8 (2.21m x 2.03m)



Opaque window to side, radiator, fully tiled walls and stripped wood flooring. Shower cubicle with wall

mounted Triton electric shower, pedestal wash hand basin with mirror, light and electric shaver point.

BATHROOM 7'3 x 5'6 (2.21m x 1.68m)



Opaque window to side, radiator, fully tiled walls and stripped wood flooring. Panel bath with shower mixer tap, low level WC, pedestal wash hand basin with mirror, light and electric shaver point.

REAR GARDEN 120' x 42' widening to 65' (36.58m x 12.80m widening to 19.81m)



Large rear garden with extra wide plot to rear and extra 30' x 30' paved side area behind the detached double garage. Mainly laid to lawn with mature trees and shrubs.

DETACHED DOUBLE GARAGE 21' x 15'5 (6.40m x 4.70m)

Detached double garage to side with up and over door to front and 7' driveway between the garage and house.

FRONTAGE 40' x 40' (12.19m x 12.19m)



Driveway providing off street parking for several cars, laid lawn area and mature shrub border.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 131sqm (Approx 1410sqft)

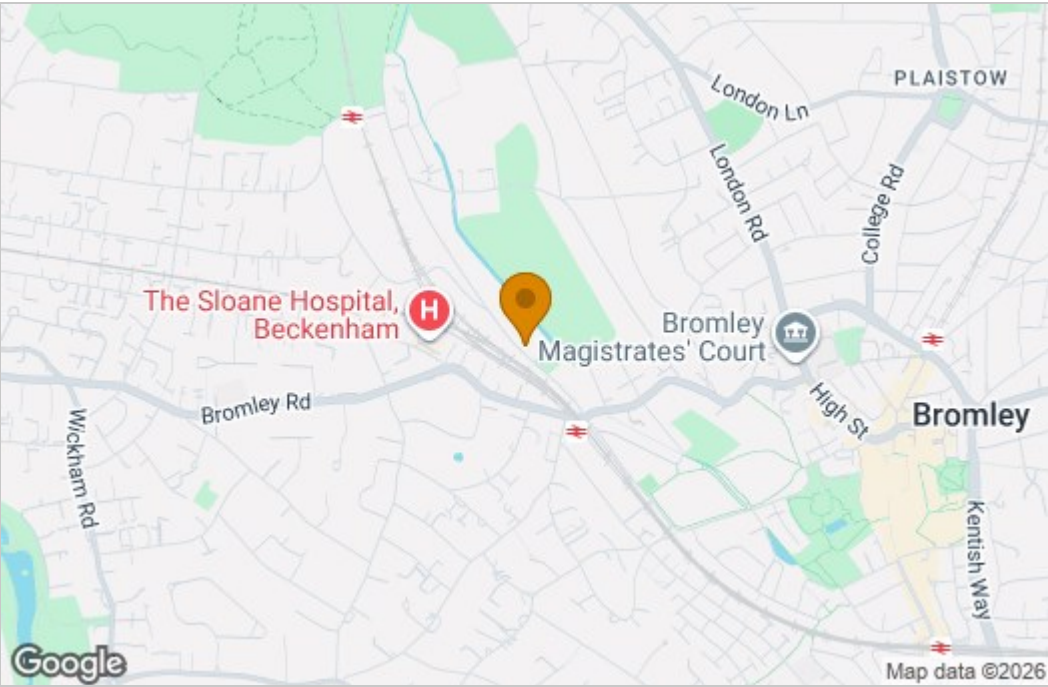
COUNCIL TAX BAND 'F'

Floor Plan

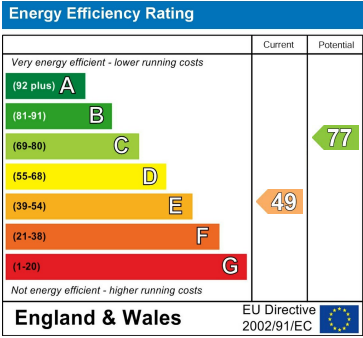


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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