



20 Ravensmead Road
Shortlands, Bromley, BR2 0BT

£2,750 Per Month **EPC: Band D**

 **Maguire Baylis**



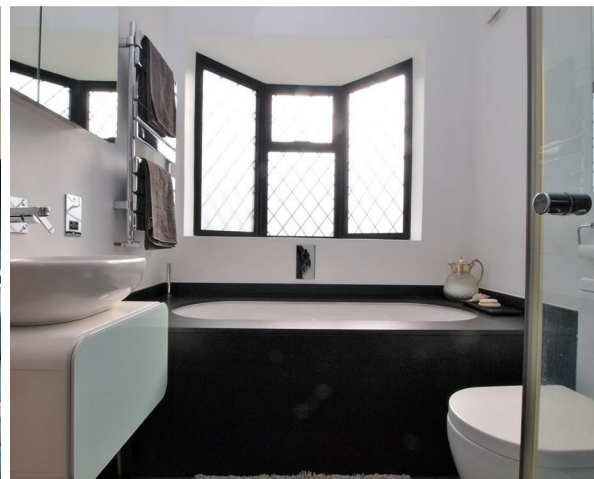
A simply stunning semi detached family house located within a quiet and convenient location within an easy walk of both Ravensbourne and Shortlands stations.

The property, which is beautifully presented throughout, has been extended and improved over recent years with a particular feature being the superb 25' open plan kitchen/living room to the rear with full width bi-fold doors leading to the garden.

Internally, the accommodation comprises - a spacious entrance hallway featuring original 1930's stained glass windows; a downstairs WC; spacious lounge with feature fireplace; the stunning kitchen/living room with fully integrated kitchen with white gloss units and central island; three good size bedrooms; luxuriously appointed upstairs bathroom; with inset bath and separate shower cubicle.

Outside, the delightful rear garden is landscaped affording low maintenance plus much seclusion. There is also a spacious garden office which is fully insulated and provides under floor heating. The garden also backs onto the river Ravensbourne and features an attractive outlook across the river towards the playing fields beyond.

Properties of this standard rarely come to the rental market. This is therefore a great opportunity to enjoy a spacious family home which is presented to the highest of standards. Available early April. Offered unfurnished.

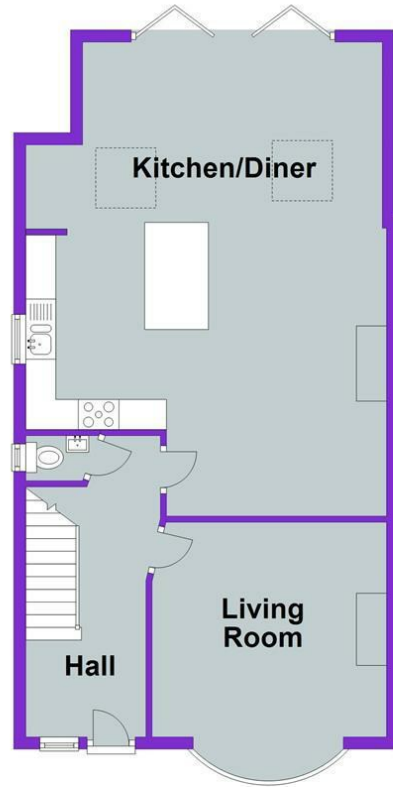


- STUNNING FAMILY HOME TO RENT
- THREE BEDROOMS ** GARDEN HOME OFFICE/STUDIO
- SUPERB 25' OPEN PLAN LIVING SPACE/KITCHEN
- SEPARATE LIVING ROOM
- USEFUL DOWNSTAIRS WC
- LUXURIOUS FAMILY BATHROOM
- GREAT LOCATION BACKING PLAYING FIELDS
- NEARBY TO RAVENSBOURNE & SHORTLANDS STATIONS
- CLOSE TO BECKENHAM PLACE PARK
- AVAILABLE EARLY APRIL



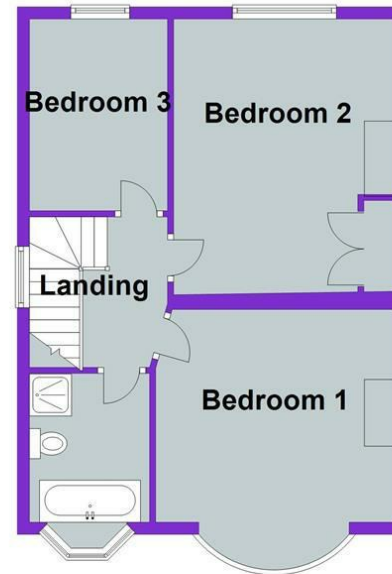
Ground Floor

Approx. 67.9 sq. metres (731.1 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



Outbuilding

Approx. 14.7 sq. metres (157.9 sq. feet)



Total area: approx. 133.5 sq. metres (1436.7 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



COVERED PORCH

Outside light.

HALLWAY

Original feature stained glass windows and front door, picture rails, built-in under stairs cupboard.

CLOAKROOM

Double glazed window to side, WC, fitted wash basin, original 1930's half tiled walls, tiled flooring.

LOUNGE

15' (into bay) x 13' (4.57m (into bay) x 3.96m)

Double glazed bay window to front, original feature tiled fireplace and hearth, picture rails, radiator.

KITCHEN/LIVING ROOM

25'8 x 19'10 (narrowing to 16'6) (7.82m x 6.05m (narrowing to 5.03m))

A stunning open plan room with full width bi-fold doors to the rear, double glazed window to side plus two roof lights. Living area with original feature tiled fireplace. Kitchen fitted with a comprehensive range of white gloss wall and base units with central island unit and quartz white worktops. Range of integrated appliances comprising gas hob with extractor hood over, electric double oven with plate warmer, dishwasher, washer/dryer, fridge/freezer. Cupboard housing gas boiler, tiled flooring with under floor heating.

LANDING

Original stained glass window to side, access to loft.

BEDROOM 1

15' (into bay) x 13' (4.57m (into bay) x 3.96m)

Double glazed bay window to front, original tiled fireplace, picture rails, radiator.

BEDROOM 2

15' x 12' (4.57m x 3.66m)

Double glazed window to rear, fitted double wardrobe, original tiled fireplace, radiator, picture rails.

BEDROOM 3

10'6 x 7'4 (3.20m x 2.24m)

Double glazed window to rear, picture rails, radiator.

BATHROOM

Double glazed bay window to front, luxuriously appointed suite comprising inset bath set within black granite surround, separate shower cubicle, fitted wash basin with storage under, WC, tiled flooring with electric underfloor heating.

GARDEN

approx 70' (approx 21.34m)

A delightful landscaped garden, large raised decked patio with steps leading to central lawn area and paved pathways leading to secluded paved seating area to the rear. The river Ravensbourne is to the rear, just behind a small fence. This, plus the playing fields beyond, creates a tranquil setting which is quite unexpected in an urban environment. Outside lighting.

GARDEN OFFICE

15'3 x 9'3 (4.65m x 2.82m)

Detached fully insulated larch clad garden office with double glazed sliding doors leading to patio area. Electric under floor heating, storage cupboard, fitted shelving, wood flooring.

GARAGE/PARKING

15' x 8'7 (4.57m x 2.62m)

Detached garage with electric roller shutter door, alarm panel. door to side leading to garden, light and power. Gravelled front garden providing off street parking for 2/3 cars.

COUNCIL TAX

London Borough of Bromley - Band E

AGENTS NOTE



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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.