



14a Warren Avenue

Shortlands, Bromley, BR1 4BS

£1,100,000 Freehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this impressive detached family home which forms part of a popular and convenient residential road located around half a mile from Shortlands Village.

The property, which is set on a large and secluded plot, provides spacious four double bedroom accommodation and comprises: an entrance hallway, a stunning 27' through lounge, superb 20' kitchen/diner, a study/family room. There is also a useful wet room/WC to the ground floor.

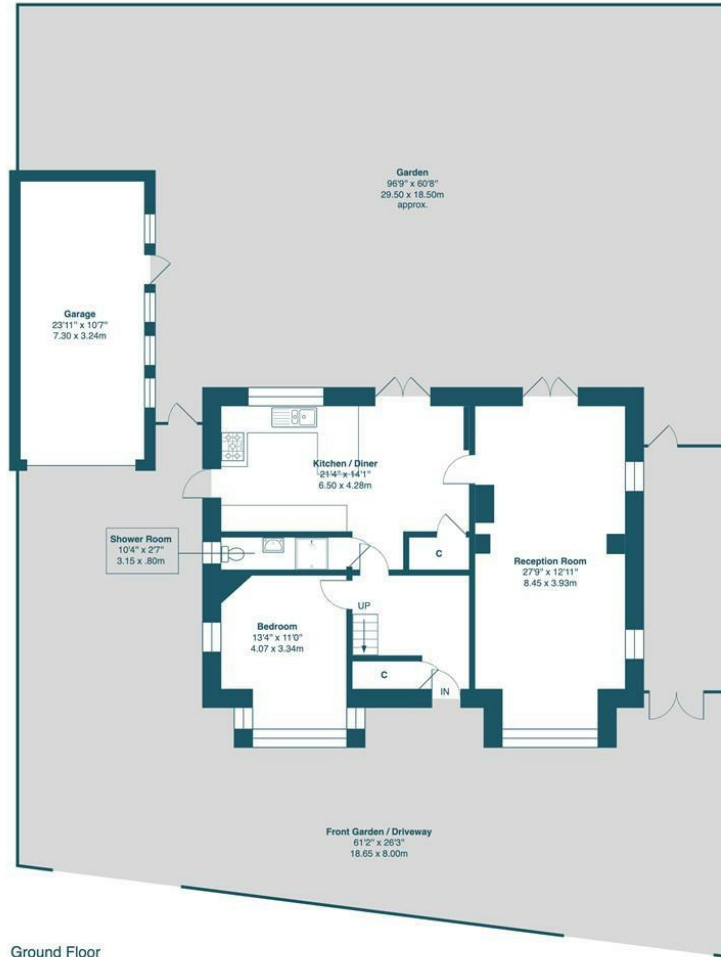
Upstairs, via a spacious galleried landing, there are the four bedrooms all of which are a good double size. The master bedroom also provides a range of fitted wardrobes plus an en-suite shower room. There is a large family bathroom featuring a Jacuzzi bath and separate walk-in shower.

Outside, the rear garden extends back some 100' and provides almost complete seclusion from neighbours being set on a wide, 60' plot and surrounded by numerous mature trees and shrubs. To the front, there is ample off street parking for at least five vehicles. There is also a detached garage to the side.

The property provides great access to local stations, being just a few minutes walk from Ravensbourne, with train links to Denmark Hill and London Blackfriars. Shortlands station also provides direct services to London Victoria. Bromley town centre, along with The Glades retail centre, is also within easy reach on foot.

- DETACHED 1930's BUILT HOUSE
- IMPRESSIVE ACCOMMODATION THROUGHOUT
- FOUR DOUBLE BEDROOMS
- LARGE 27' THROUGH LOUNGE
- STUDY/FAMILY ROOM
- 20' FITTED KITCHEN/DINER
- THREE BATH/SHOWER ROOMS
- LARGE PLOT WITH 100' GARDEN
- CLOSE TO STATION
- EPC - BAND D



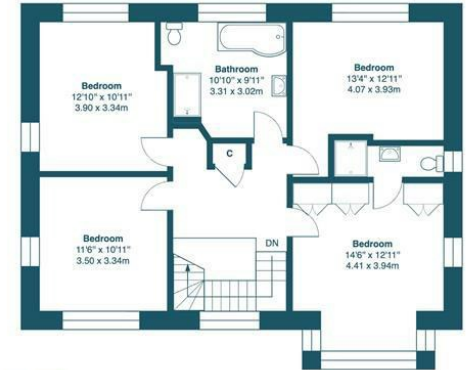


Warren Avenue, BR1

Approximate Gross Internal Area = 1793 sq ft / 166.5 sq m

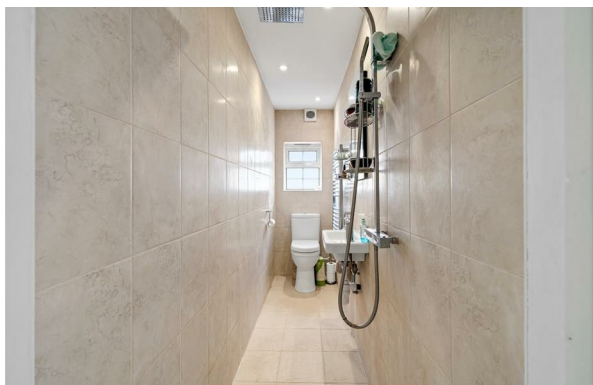
Garage Area = 254 sq ft / 23.6 sq m

Total Area = 2047 sq ft / 190.1 sq m



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This floor plan was produced using RICS measurements standards 2nd edition.
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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COVERED PORCH

Quarry tiled front step, outside light.

HALLWAY

Part glazed front door, radiator, picture rails, built-in coats/storage cupboard.

THROUGH LOUNGE

27'9 (into bay) x 12'10 (8.46m (into bay) x 3.91m)

An impressive room with double glazed bay window to front, double doors to rear, plus windows to side, two radiators, picture rails.

STUDY/FAMILY ROOM

13'3 x 11' (4.04m x 3.35m)

Double glazed windows to front and side, radiator, picture rails.

KITCHEN

20'8 x 10'7 (plus door recess 3'4) (6.30m x 3.23m (plus door recess 1.02m))

Double glazed double doors to rear, double glazed window to rear, plus part glazed door to side, fitted with a comprehensive range of wooden effect wall and base units with worktops to two walls and fitted breakfast bar, integrated dishwasher, range cooker, US style fridge/freezer and washing machine to remain, radiator, tiled flooring, useful shelved larder cupboard. Door to:

WET ROOM/WC

Double glazed window to side, fully tiled walls and flooring, fitted shower, wash basin, WC, extractor fan, heated towel rail.

SPACIOUS GALLERIED LANDING

Double glazed window to front, built-in airing cupboard housing pressurised hot water cylinder, access to loft space via retractable loft ladder (loft particularly spacious with a high pitched roof, part boarded, two Velux skylight windows to rear), radiator.

BEDROOM 1

14'2 (into bay) x 12'10 (4.32m (into bay) x 3.91m)

Double glazed bay window to front and further double glazed window to side, radiator, picture rails, range of fitted wardrobes to one wall, door to:

EN SUITE SHOWER

Double glazed window to side, white suite with fitted shower cubicle, wash basin, WC, part tiled walls, tiled flooring, extractor fan, underfloor heating.

BEDROOM 2

12'10 x 10' (plus door recess) (3.91m x 3.05m (plus door recess))

Double glazed window to rear, radiator, picture rails.

BEDROOM 3

11'6 x 11' (3.51m x 3.35m)

Double glazed windows to side and rear, radiator, picture rails.

BEDROOM 4

12'7 x 10'10 (3.84m x 3.30m)

Double glazed windows to rear and side, radiator, picture rails.

FAMILY BATHROOM

10'9 x 10' overall (3.28m x 3.05m overall)

A spacious bathroom fitted with a modern four piece suite comprising jacuzzi bath, separate walk-in shower cubicle with wall mounted shower attachment and additional fixed ceiling shower head, fitted wash basin/vanity unit, WC, part tiled walls, tiled flooring, extractor fan, heated towel rail, double glazed window to rear.

GARDEN

approx 100' long by 58' wide (approx 30.48m long by 17.68m wide)

A delightful rear garden providing almost complete seclusion, large area of lawn surrounded by numerous mature trees and shrubs, wooded area to rear, full width block paved patio, side access via gates, outside tap, outside lighting.

GARAGE

Detached single garage to side, up and over door, door to garden. Paved frontage providing off street parking for at least five vehicles.

COUNCIL TAX

London Borough of Bromley - Band G

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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.