



**Ravensbourne Avenue, Bromley, BR2 0AZ**

**£875,000 Freehold**

Modern and spacious four bedroom semi detached house offered in 'show home' condition and located on a quiet sought after residential road ideal for Shortlands Golf Club, shops, Shortlands and Ravensbourne Stations and sought after local schools. As well as being a short walk from these amenities the property offers three off street parking spaces, 71' South West facing low maintenance rear garden with timber built studio/home office and Astro turf. The interior comprises 18'7 x 10'2 fully fitted kitchen/breakfast room with integrated Bosch appliances, dual aspect 19' x 15'4 lounge/diner and cloakroom downstairs, with four bedrooms, family bathroom and en suite shower room upstairs. Superb family home to move straight into.

**ENTRANCE HALL 13'7 x 8'4 max (4.14m x 2.54m max)**

Double glazed front door with opaque glazed lead light inserts and opaque double glazed full height window to side with fitted white plantation shutters. Cloaks cupboard, under stair cupboard, wood flooring and under floor heating.

**CLOAKROOM**

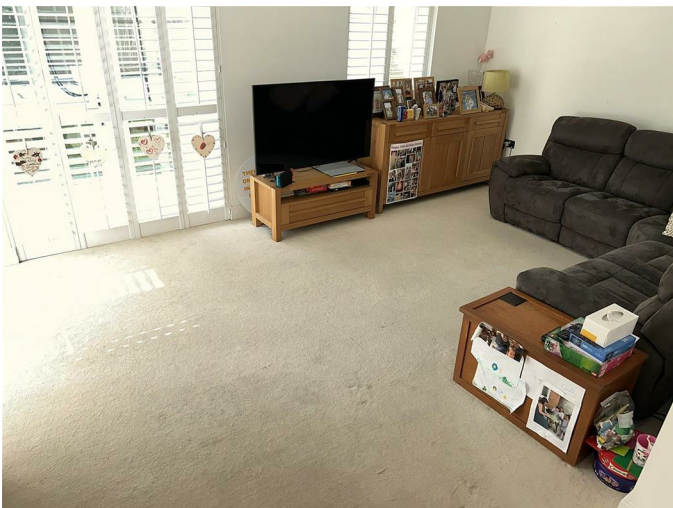
Concealed cistern low level WC, vanity wash hand basin with mono bloc mixer tap on vanity unit providing storage. Wood flooring and underfloor heating.

**KITCHEN/BREAKFAST ROOM 18'7 x 10'2 (5.66m x 3.10m)**



Dual aspect with double glazed window to front and French doors to side both with fitted white plantation shutters. Range of white wall and base units with graphite work surfaces and returns over. Inset 1.5 bowl FRANKE sink with mixer tap, tiled floor and under floor heating. Range of BOSCH integrated appliances including five gas burner hob with double electric oven below and brushed steel splashback and extractor hood over, fridge-freezer, microwave, washing machine and dishwasher.

**LOUNGE/DINER 19' x 15'4 (5.79m x 4.67m)**



Dual aspect with double glazed French doors to side and rear and double glazed window to rear all with fitted white plantation shutters.

**LANDING 8'5 x 7' max (2.57m x 2.13m max)**

Two linen cupboards and loft access hatch to boarded loft space with light.

**BEDROOM ONE 13'9 x 8'10 to wardrobes (4.19m x 2.69m to wardrobes)**

Double glazed window to front with fitted white plantation shutters, and range of fitted double wardrobes and drawers to one wall.

**EN SUITE SHOWER ROOM 7'4 x 5' (2.24m x 1.52m)**

Opaque double glazed window to side, extractor fan, fully tiled walls and floor. Concealed cistern low level WC in vanity unit with circular counter top wash hand basin and mono block mixer tap on top. Double shower cubicle with wall mounter controls over head shower and wand, electric shaver point, chrome ladder towel warmer and under floor heating.

**BEDROOM TWO 13'4 x 12'4 max (4.06m x 3.76m max)**



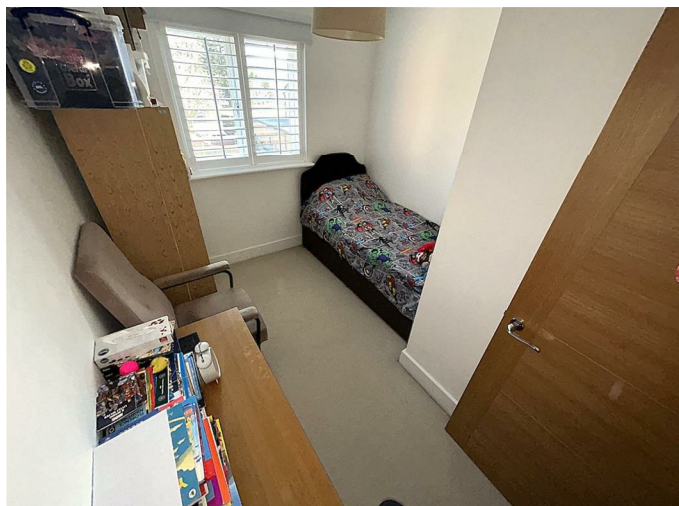
Double glazed window to rear with fitted white plantation shutters, fitted double wardrobes and under floor heating.

**BEDROOM THREE 13'4 x 7'1 (4.06m x 2.16m)**



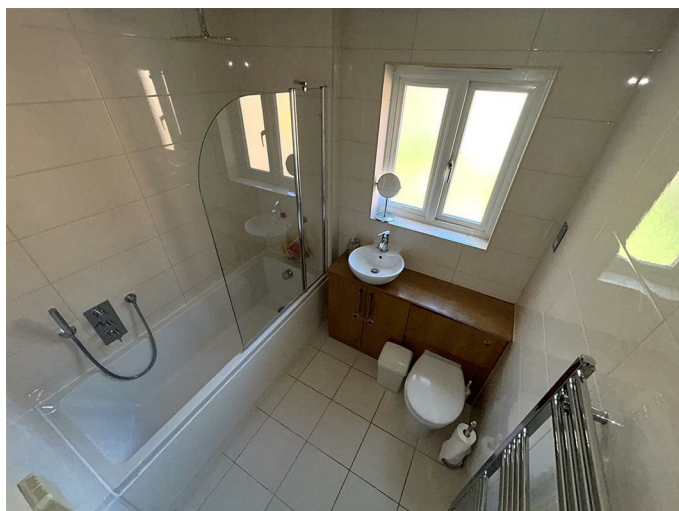
Double glazed window to side with fitted white plantation shutters and under floor heating.

### **BEDROOM FOUR 10'7 x 8'6 (3.23m x 2.59m)**



Double glazed window to front with fitted white plantation shutters and under floor heating.

### **FAMILY BATHROOM 8'8 x 7' (2.64m x 2.13m)**



Opaque double glazed window to side, extractor fan, fully tiled walls and floor. Flat bottomed panel bath with wall mounted controls, hand wand, rain shower over and screen. Concealed cistern low level WC in vanity unit with circular counter top wash hand basin and mono block mixer tap on top. Electric shaver point, chrome ladder towel warmer and under floor heating.

### **REAR GARDEN 71' x 31' approx (21.64m x 9.45m approx)**



South West facing rear garden main laid to Astro turf with shrub borders, patio area, wood storage shed, timber store and side access with gate. Outside tap, power and lights.

### **TIMBER STUDIO/HOME OFFICE 15'6 x 12'9 (4.72m x 3.89m)**

Large detached timber built home studio/office with high level window to side and double glazed window and door to front. Two radiators, down lights and wooden flooring. Side and rear storage areas.

### **FRONTAGE**



Driveway up to three parking spaces with laid lawn and shrub beds.

### **TOTAL FLOOR AREA**

The internal area as per the Energy Performance Certificate is 124sqm (Approx 1335sqft)

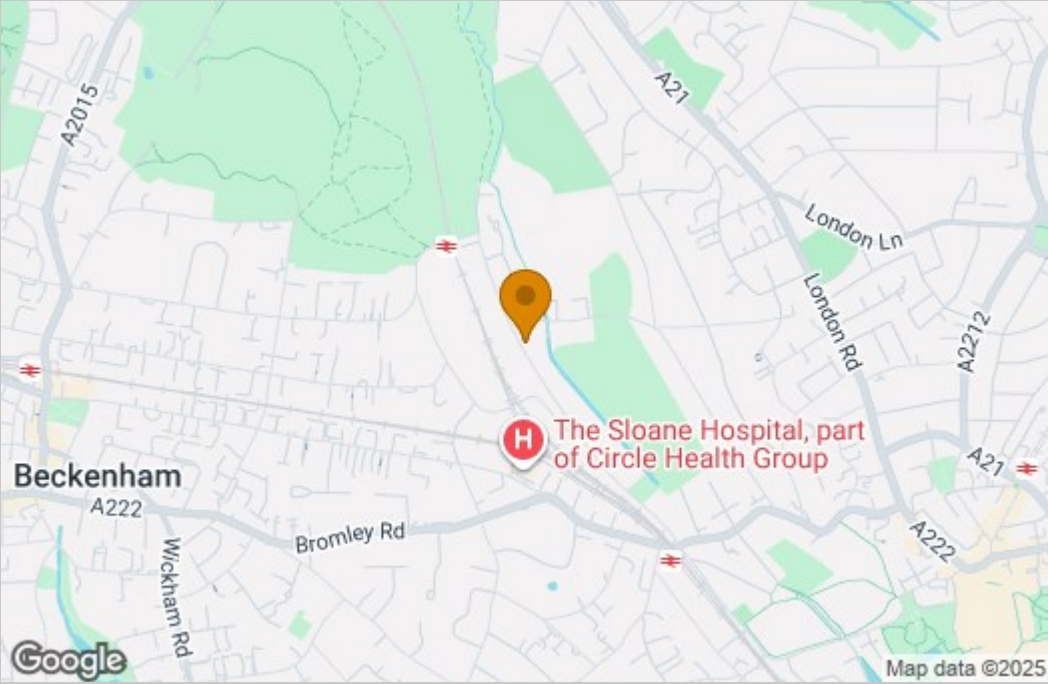
### **COUNCIL TAX BAND 'F'**

Floor Plan

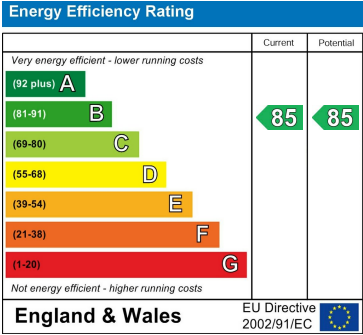


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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