



Sinclair  Hammelton

ASKING PRICE

**£1,250,000**

**Ravensbourne Avenue**

Bromley, BR2 0BP

## PROPERTY SUMMARY

Available exclusively through Sinclair Hammerton, this breathtaking Edwardian family home offers over 2,200 sq ft of stylish living accommodation, thoughtfully designed and beautifully decorated by the current owners. Ideally positioned close to local bus routes and just 0.1 miles from Shortlands Station, the property combines convenience with exceptional character. The accommodation begins with a stunning stained-glass front door and mosaic-tiled entrance hallway leading into a generous through lounge. To the rear, the home opens into a spectacular, exquisitely designed kitchen, dining and living space featuring a fully fitted kitchen with central island, exposed brick feature wall, window-seat glazing, courtyard access and Crittall-style doors. A utility room, shower room and additional storage complete the ground floor. The first floor offers three generous double bedrooms and a modern family bathroom. The top floor hosts a spacious principal bedroom with Juliet balcony and en-suite, along with a versatile fifth bedroom which can alternatively serve as a dressing room. Further benefits include off-street parking and mature secluded rear garden.

EPC: E  
Freehold  
COUNCIL TAX - F  
Construction -  
Mains Services -  
Heating System -

5



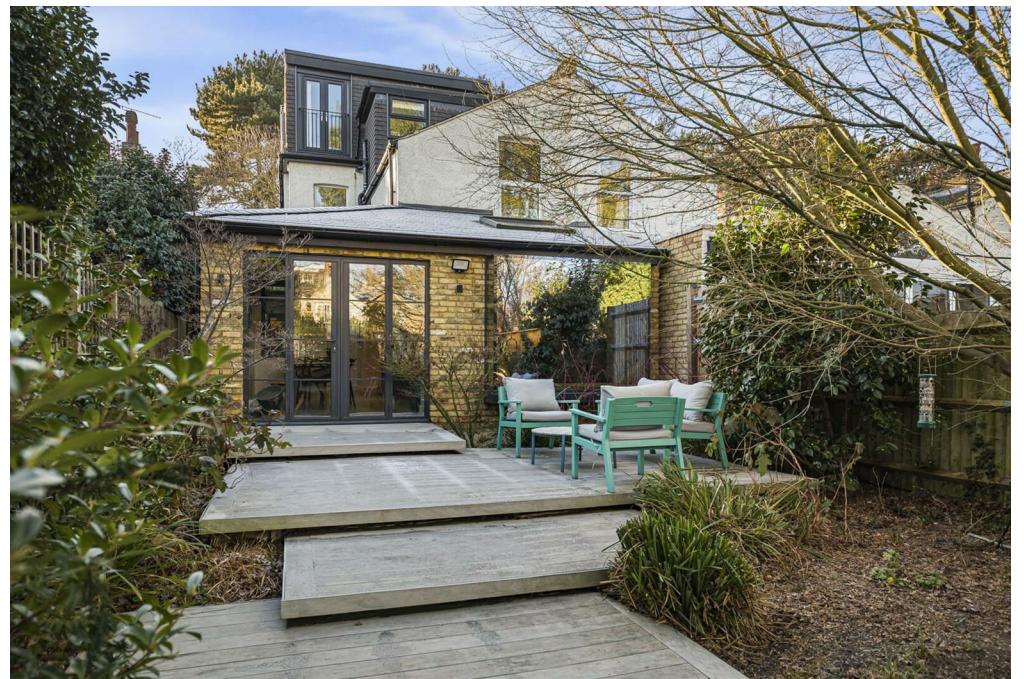
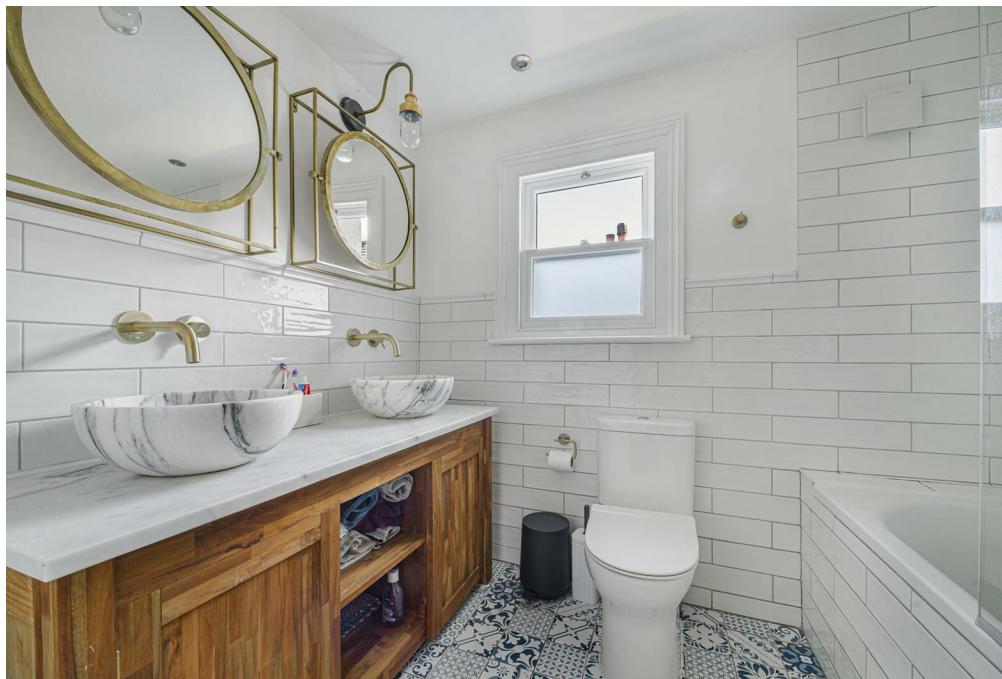
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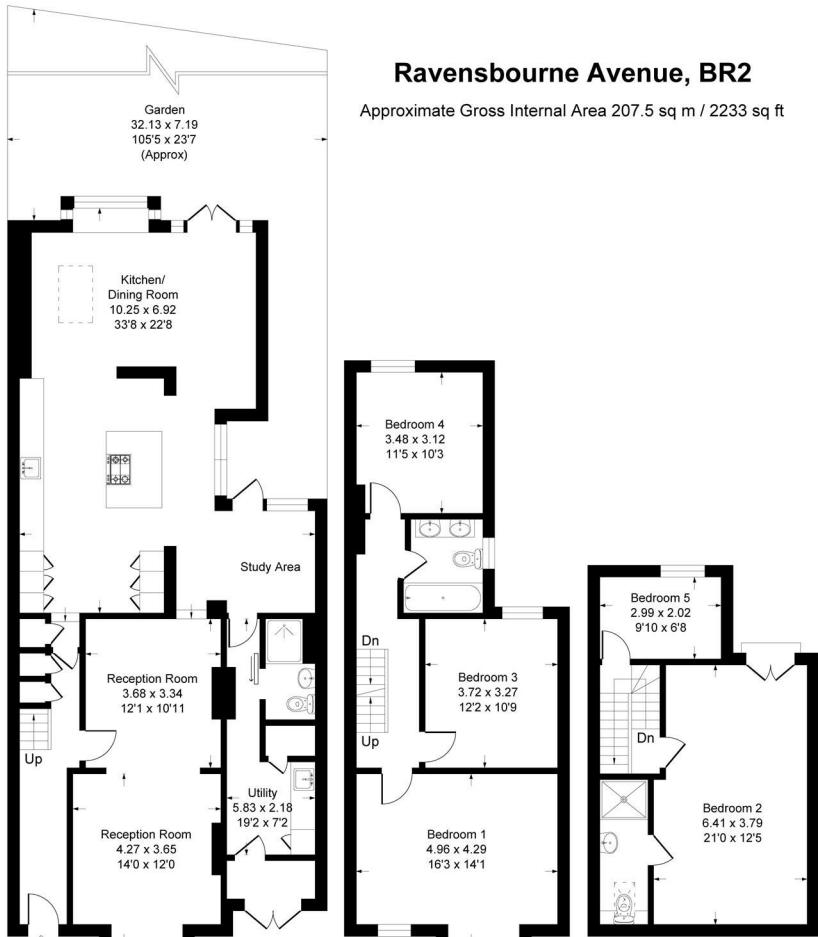
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 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

## LOCAL AUTHORITY

### TENURE

Freehold

### EPC RATING:

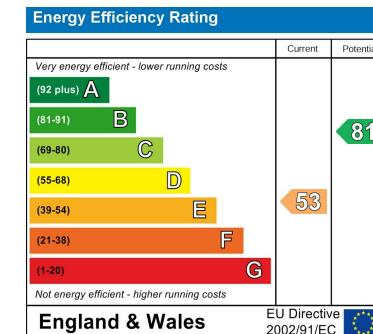
E

### COUNCIL TAX BAND

F

### VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### OFFICE ADDRESS

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### OFFICE DETAILS

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