



ESTATE AGENT



Warren Avenue

Shortlands, BR1 4BS

£700,000

Situated on a popular residential road within walking distance of Beckenham Place Park, Shortlands Village and Bromley Town Centre is this attractive three-bedroom semi-detached Edwardian house, benefiting from a private driveway and garage.

The ground-floor accommodation comprises a spacious front reception room with bay window and feature fireplace, entrance hall with downstairs WC, and a generous open-plan kitchen/dining area featuring a brand-new fitted kitchen.

To the rear is a private garden with useful side access leading to the garage.

Upstairs, the property offers two generously sized double bedrooms, a further single bedroom and a four-piece family bathroom with separate bath and shower.

The property also benefits from planning permission for a ground-floor rear extension, offering the opportunity to further enhance the existing living space.

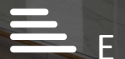
The location is particularly convenient, with both Beckenham Place Park and Warren Avenue Playing Fields within walking distance. Shortlands and Ravensbourne railway stations are also nearby, providing direct services into London Victoria and London Blackfriars.

Shortlands Village, Beckenham High Street and Bromley Town Centre are all within easy reach, offering an excellent selection of shops, cafés, bars, restaurants and other local amenities.

- Three-Bedroom Edwardian House
- Four-Piece Bathroom
- Downstairs WC
- Two Receptions
- Close to Transport Links
- Potential to Extend and Loft Convert
- Beckenham Place Park
- Shortlands Village
- Residential Area
- Brand New Kitchen

Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



Warren Avenue, BR1

Approximate Gross Internal Area = 1226 sq ft / 113.9 sq m

Garage = 119 sq ft / 11.1 sq m

Approximate Total Area = 1345 sq ft / 125.0 sq m

BR
ESTATE AGENT

Ground Floor

First Floor

This plan is 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.

By Prime Square Photography / Copyright 2025

A map of the Bromley Hill area in London. A red pin marks the location of the house. The map shows Beckenham Place Park to the west, Downham Way to the north, London Rd running east-west, and College Rd running north-south. Other labels include Bromley Rd to the south and Plaistow to the east. The Google logo and 'Map data ©2026 Google' are at the bottom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		47	70
England & Wales		EU Directive 2002/91/EC	



107 Burnt Ash Lane, Bromley, BR1 5AB
Tel: 020 3633 8620 Email: info@br-estateagent.co.uk www.br-estateagent.co.uk