



Cator Road, Sydenham

Price Guide £950,000



4



1



2



C

Property Summary

PRICE GUIDE £950,000 - £1,000,000

Propertyworld is proud to present this impressive, four bedroom, two reception (or three bedroom, three reception), 1940's derby semi-detached house in Cator Road, Sydenham's most prestigious address. This is a rare opportunity, and we anticipate many buyers will feel the same. A handsome looker, the house boasts a wide driveway that can accommodate up to 5 cars, and a pretty 70ft West facing garden.

With over 3100 square feet of bright living accommodation, the property is a potential 'final home', with opportunities to extend, both to the rear and into the loft.

On the ground floor you will find two generous reception rooms, both flooded in natural light, the rear reception with doors opening into the gorgeous garden. There is a further room that is used as a large office but could be considered a fourth bedroom or third reception. The kitchen is generous as is, but there is room to extend out, creating a stunning kitchen / reception that would be the focal point of the house. There is a downstairs W.C (as well as one upstairs).

On the first floor you will find three generous bedrooms, two noticeably larger but all three are doubles, and, as on the ground floor, they are blessed with an abundance of natural light. There is a generous family bathroom with both a bath and separate shower, plus a separate W.C. There is ample storage throughout the house including in the eaves on the first floor.

The loft as mentioned is huge and could be converted to create one or two bedrooms plus an ensuite bathroom.

Cator Road is the premier road in Sydenham. A wide leafy boulevard that boasts the best primary school in the area (Alexandra). You have multiple green spaces and parks close by and the choice of both Sydenham, Penge and Beckenham centres for a wealth of restaurants, gastropubs and independent shops. There are also at least four mainlines stations close by providing excellent transport options.

Please note, that

Penge Sales
020 8659 1005
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Property Summary

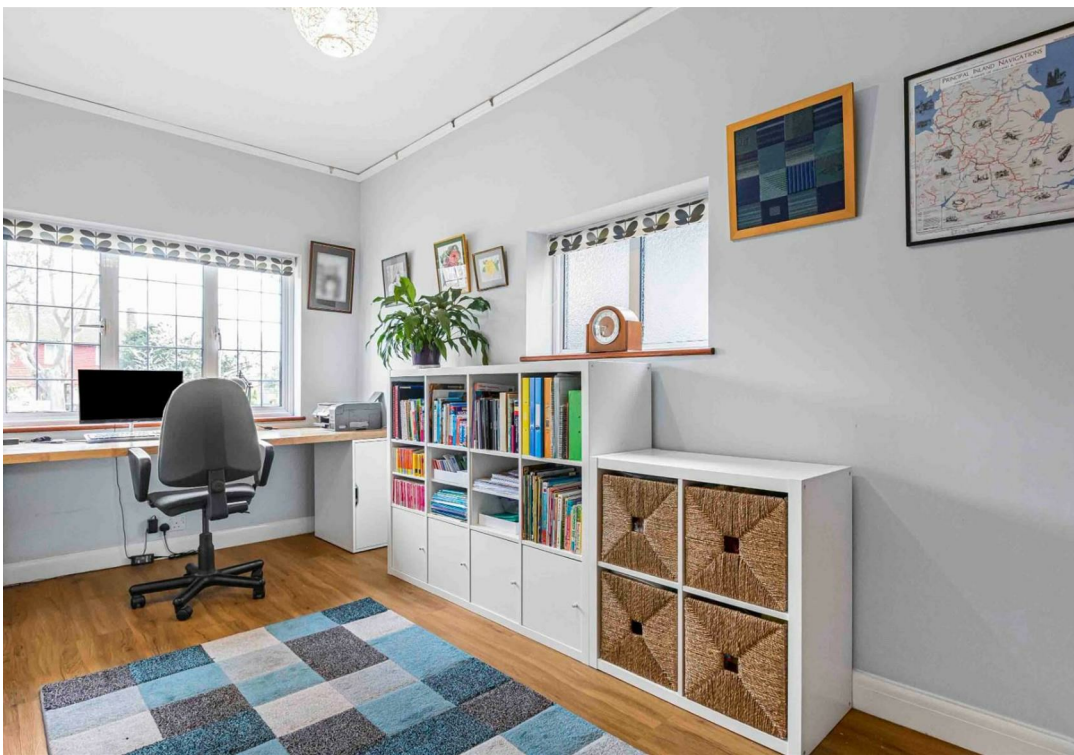
- Four bedroom semi detached house
- Two reception rooms
- Sydenham's foremost prestigious address
- 1940's Derby style
- 70ft West facing garden
- Huge driveway
- Opportunity to extend further
- Over 3100 square feet of living space
- Council tax Band F
- EPC rating C

Our Vendor Loves...

"This lovely house has been our family home for over 30 years and holds so many happy memories for us. It has been a great place to bring up our own family, to entertain friends and more recently, to welcome our grandchildren. We love so much about the house and the local area, including: the amount of space in the house, watching the wide variety of birds that visit the quiet garden, the transport links, the green spaces and parks within walking distance and others just a short drive away, and the range of shops and cafes within walking distance. There is a lovely friendly, but not intrusive, atmosphere among the neighbours. The location is superb: great for local shops, a range of schools and with excellent rail links into Central London or out into Kent.

In many ways we will be sad to leave Cator Road, but this is the right time for us to move on, and we hope that the house will be an equally happy home for its new owners for many years to come."



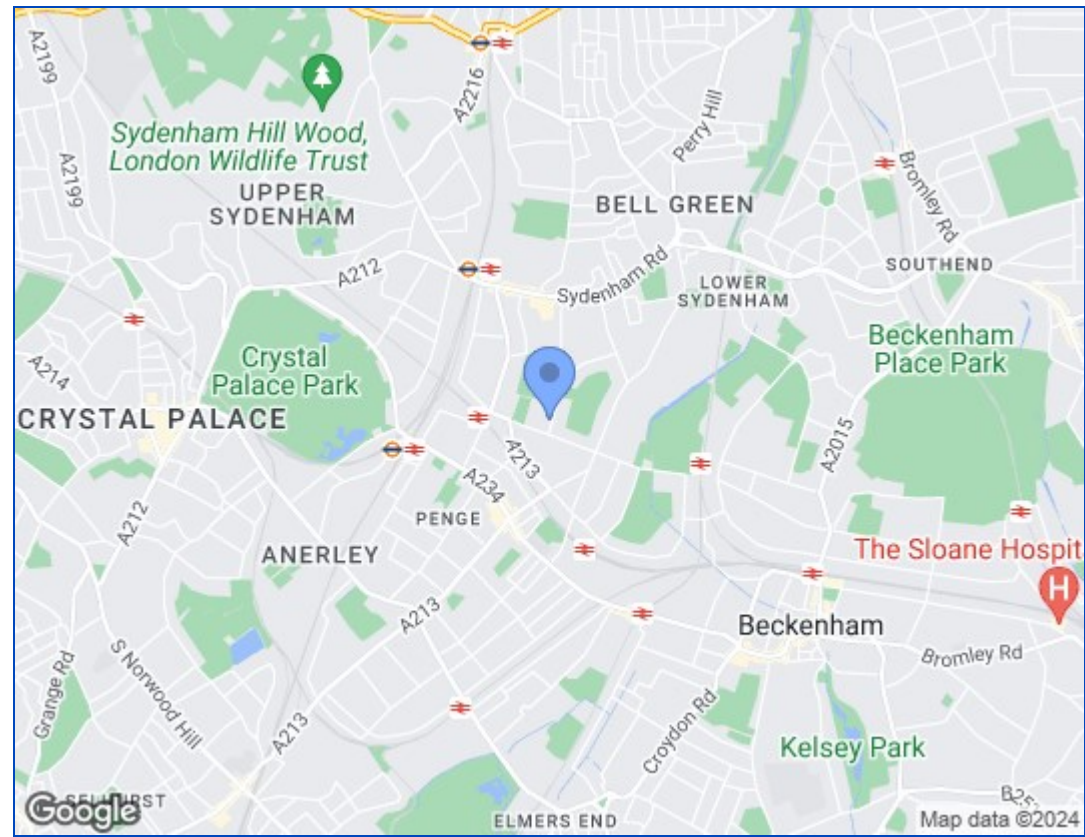


Approximate Gross Internal Area 1585 sq ft – 147 sq m
 Ground Floor Area 842 sq ft – 78 sq m
 First Floor Area 743 sq ft – 69 sq m



Ground Floor

First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 84 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

