



Cator Road, London

Guide Price £525,000



Property Summary

Guide Price: £525,000 - £550,000

A stunning two bedroom split level flat with a private WEST FACING garden., OFF STREET PARKING & SHARE OF FREEHOLD offered to the market by Propertyworld. This flat is a premium proposition, offering spacious and beautifully proportioned accommodation split over two floors, flooded in light and finished to the highest specification. An ideal first time buy, this gem deserves your attention and an early appointment to view. CATOR ROAD is arguably Sydenham's best road - a wide residential road of grand houses and beautiful flats, located just off Sydenham Road. With easy access to THREE MAINLINE stations and all the shops and amenities of Sydenham, its ideal for getting into town and staying local.

The details include: on the ground floor: you enter into a welcoming and spacious hallway with a high spec engineered wood floor, large built in storage cupboard and neutral decor. As you walk further the stunning lounge emerges and you are immediately struck by the high ceilings, beautiful bay window and views into the gorgeous garden. The room is flooded in light, with laminate floor, neutral decor, wood burning stove and beautiful recess shelving. To side is a modern, fully fitted kitchen with an extensive range of wall and base shaker style units, ceramic butler sink, fab oak effect worktop, tiled splashback and a double glazed window looking to the rear garden. On the first floor, there are two bedrooms - the master is exceptional - and family bathroom. The master bedroom is very spacious, flooded in light with a wall of built in mirrored wardrobes and offers views into the private rear garden. The second bedroom is smaller but beautifully presented. There is a stunning family bathroom with ceramic wall tiles, walk in shower, two piece suite with vanity unit and tiled floor. The PRIVATE REAR GARDEN is west facing with a covered patio, central lawn and mature plants to border. A rare and fabulous property.

Property Summary

- Two bedroom flat
- Modern, split level
- WEST FACING garden
- SHARE OF FREEHOLD
- OFF STREET PARKING
- Fabulous location
- Ideal first time buyer
- Stunning interior
- Rare opportunity
- EPC rating is C / Council tax is D

Our Vendor Loves...

Our Vendor Loves:

We've absolutely loved living in this flat - it's been the perfect first home for us seeing us grow as a family. We instantly fell in love with the layout, period features and the beautiful garden, and we loved adding a touch of our personality to it. In summer, the garden has been an absolute dream - a perfect place to soak up the sun and have friends and family for a BBQ. In winter, the fireplace makes it a perfect place to snuggle up and relax. The location is unbeatable - we've been spoilt with so many green spaces, perfect for dog walks and picnics. We've been lucky to start a family in such a green and friendly area with a community feel, and it'll be hard to say goodbye!"

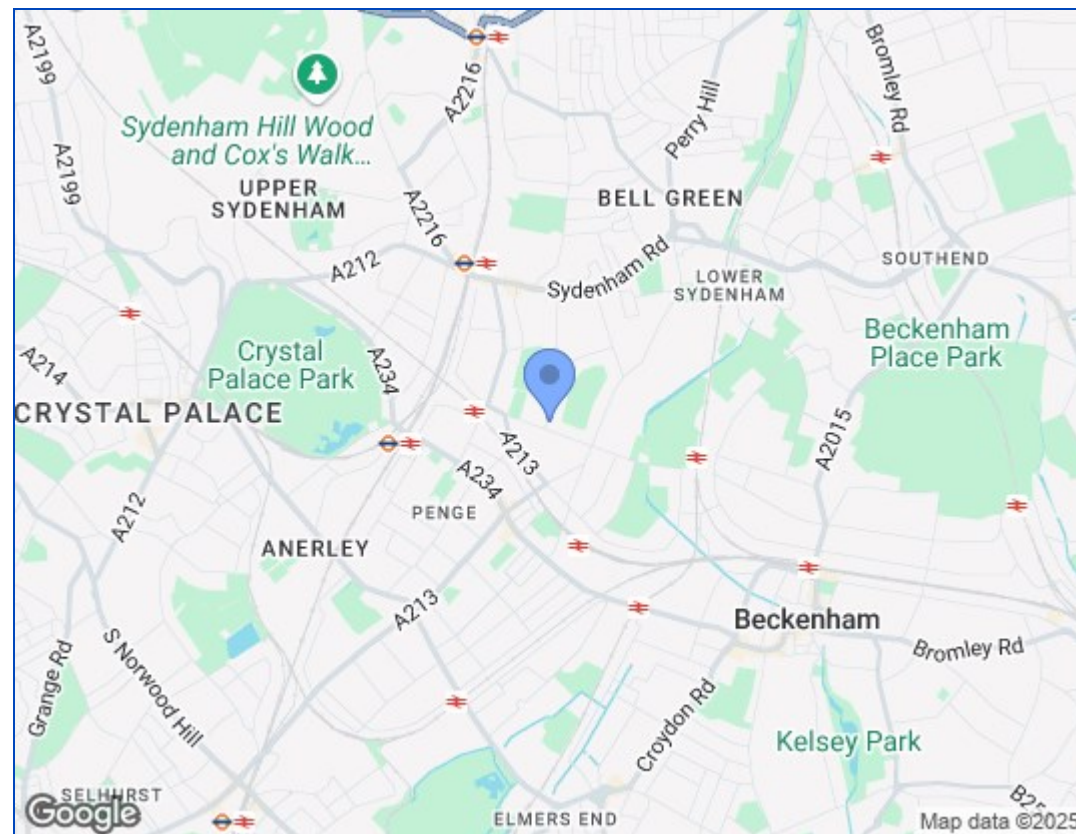
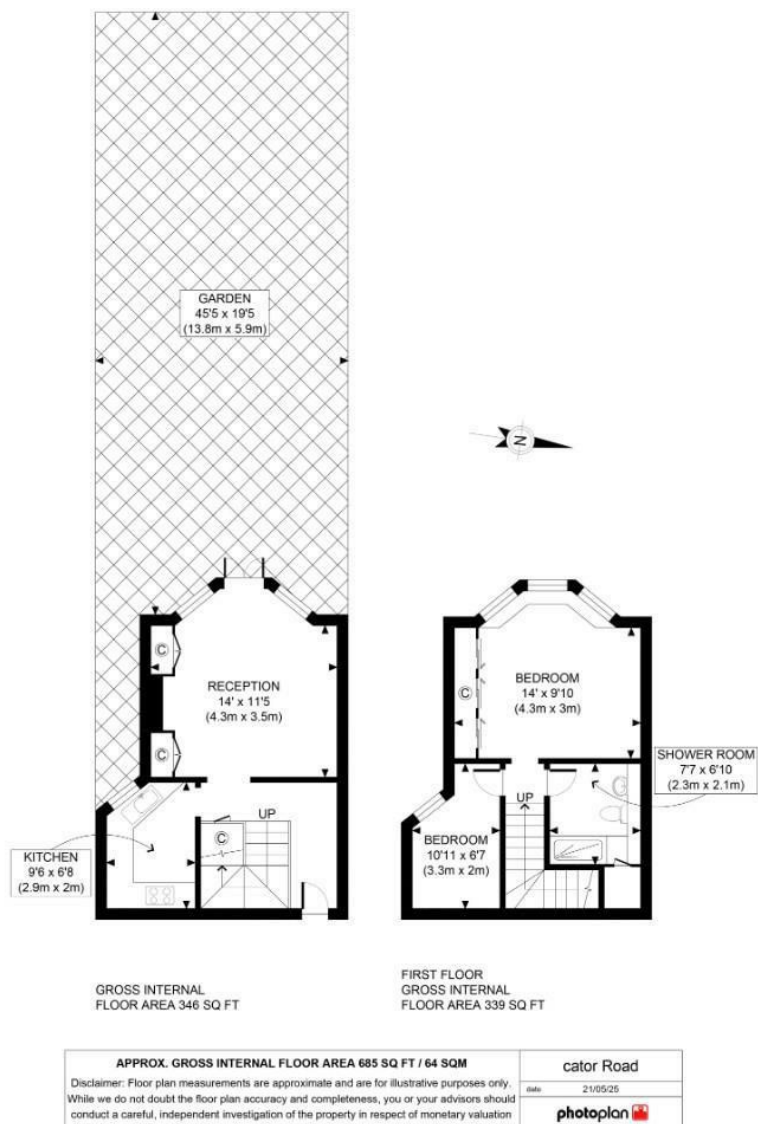


Sydenham Sales

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

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