



**Manor Way, Blackheath, London SE3 9EF**

**£ Freehold**

On the private Cator Estate, a sought after detached 1930s four bedroomed house, owned by the family since 1965, offering good sized family accommodation with a large and most attractive rear lawned garden. As a point of interest, the house was first bought as new in 1937 by Squadron Leader Cuthbert Caumont Bazell for the sum of £1,799.00 !

There is potential to create a loft extension and modernisation is required, yet is quite liveable with a wooden unit kitchen and a white suite bathroom with corner bath. It has full gas fired central heating and many windows have been replaced with double glazing, yet retaining the lovely original leaded light feature windows to the hallway and landing. It has three separate reception rooms, the larger with a fireplace and patio doors onto the rear garden, and a good sized kitchen/breakfast room also overlooking the garden. There is a large utility room/cloakroom. The driveway offers good off-street parking. It is offered chain free.

The property is positioned on the corner of Parkgate, some 10-15 minute walk to the village, with its variety of shops, Victorian Concert Halls offering many recitals and the mainline railway station providing fast, easy access into London Bridge, Charing Cross, Victoria and Cannon Street.

**The Accommodation Comprises:**

Entrance Hall, Three Reception Rooms, Kitchen/ Breakfast Room, Utility/Cloakroom, Four Bedrooms, Bathroom, Large Front & Rear Gardens, Double Glazing, Gas Central Heating.

**EPC: E Council Tax Band: G - Greenwich (Blackheath Park Conservation Area)**

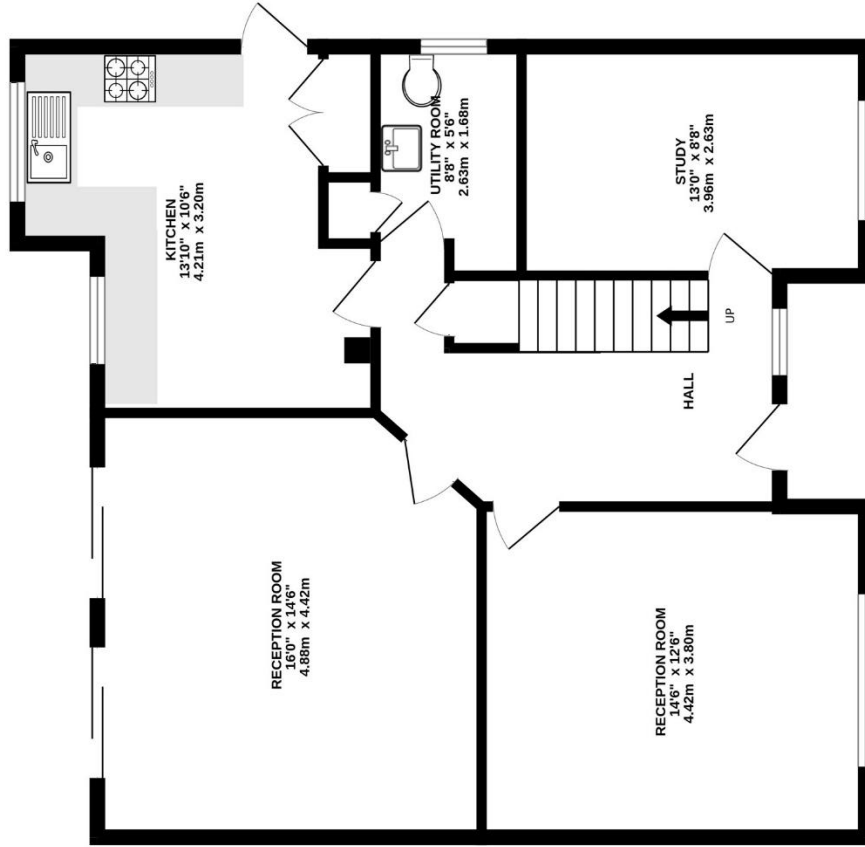




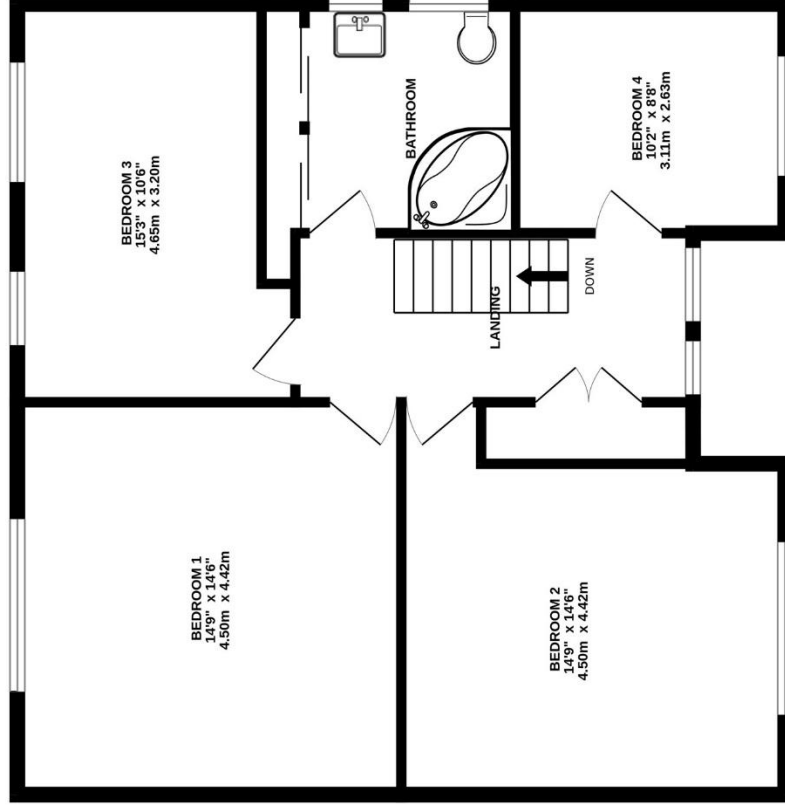
**Viewing strictly by appointment through Comber & Company 020 8318 9666 [sales@comberandco.co.uk](mailto:sales@comberandco.co.uk)**

**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**

**GROUND FLOOR**  
857 sq.ft. (79.6 sq.m.) approx.



**1ST FLOOR**  
833 sq.ft. (77.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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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