

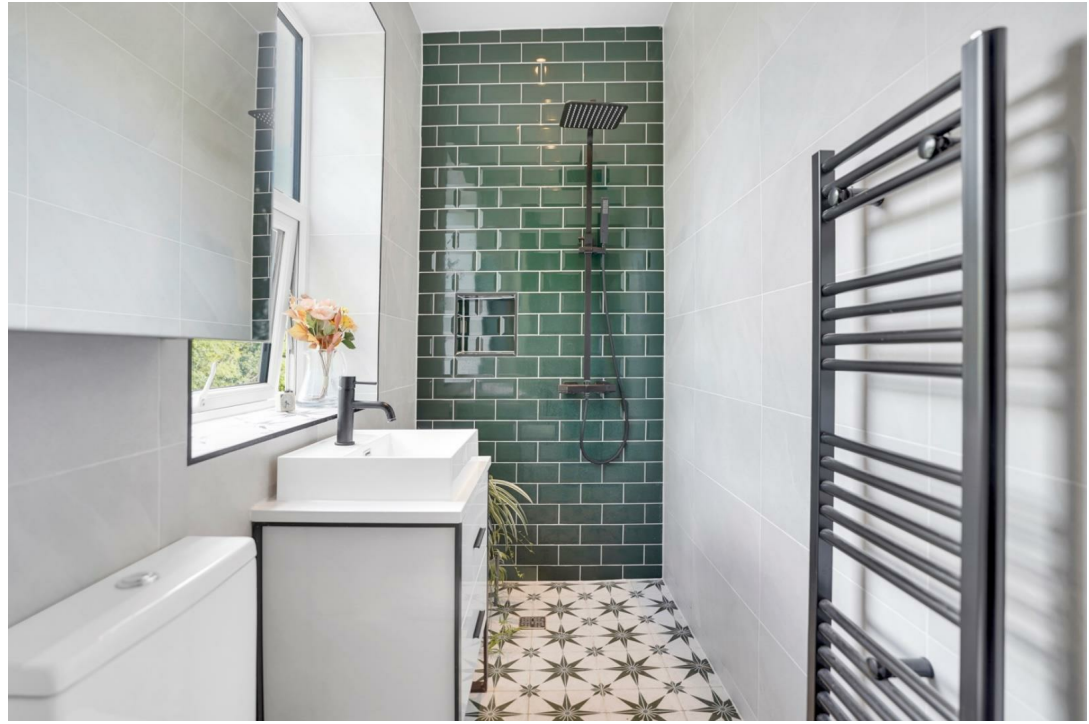
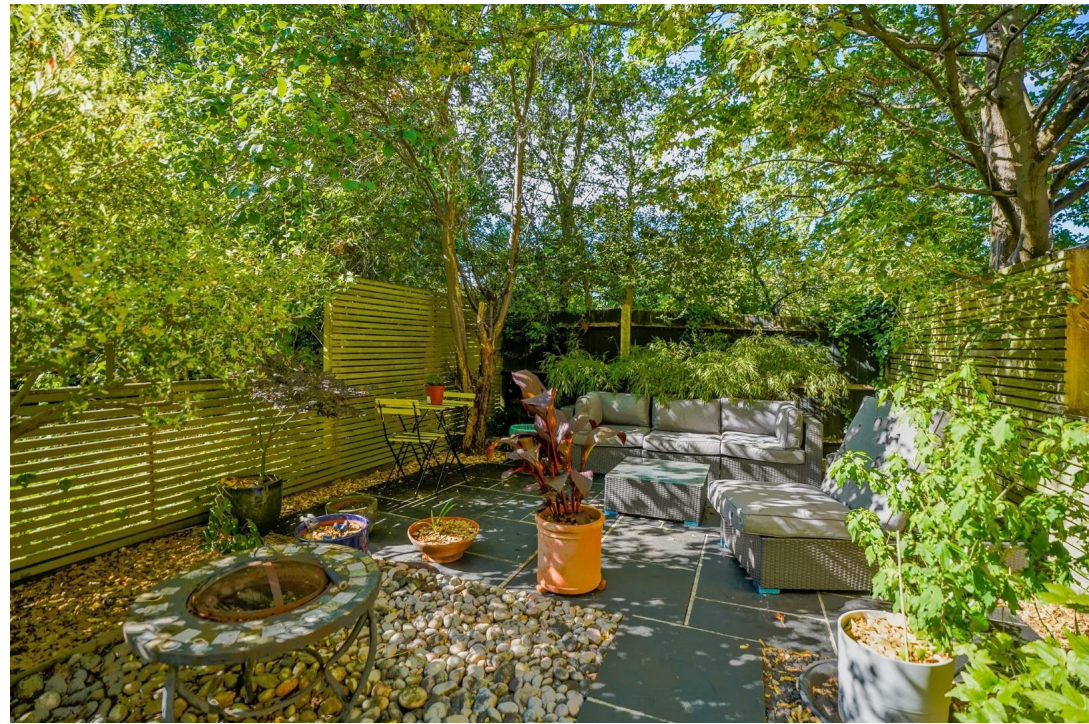


Cator Road, SE26 | £475,000

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In General

- Stunning split level first floor conversion
- Large reception with bay window
- Recently refurbished kitchen
- Two double bedrooms
- Bathroom and Ensuite wet room
- Views of Kent House Fields
- Gorgeous landscaped gardens
- Off street parking

In Detail

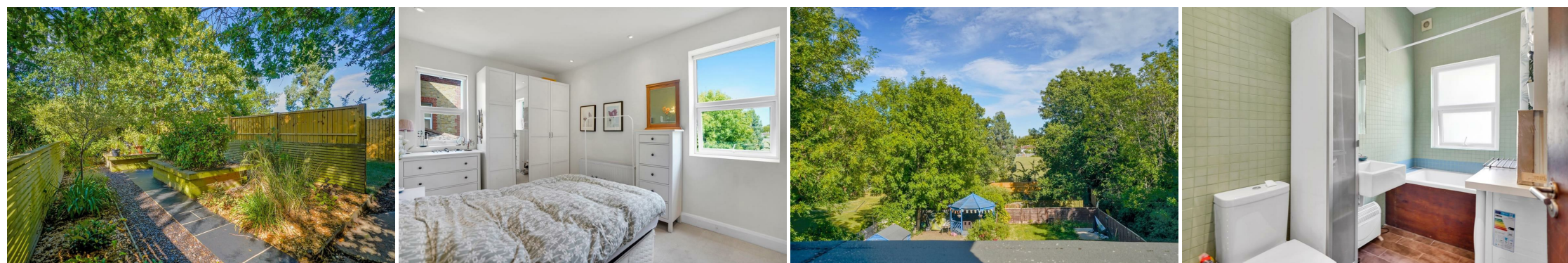
A stunning two bed, two bath first floor conversion, offering a wonderful blend of period character, generous proportions, and modern practicality. Set within a detached building on sought after Cator Road, this impressive home benefits from a beautifully landscaped garden, off street parking, and a superb location close to open green spaces, excellent transport links, and a fantastic array of local amenities.

With its grand Victorian façade and elegant proportions, it is no surprise that the property offers such spacious accommodation. High ceilings, large windows, and an abundance of natural light create a wonderful sense of space throughout, while thoughtful updates and calming décor provide a warm and inviting atmosphere. To the front, the reception room is brilliant and provides a fantastic entertaining space, with ample room for both comfortable seating and a dining area ideal for hosting family and friends. The well designed kitchen offers an excellent range of storage and work surfaces, creating a practical and streamlined cooking space. Both bedrooms are generously sized doubles, with the main bedroom benefiting from dual aspect windows, a gorgeous ensuite shower room and far reaching views of Kent House Fields.

To the rear, the beautifully landscaped garden has been designed to feel like an extension of the living space, creating an inviting outdoor room that's perfect for relaxing, dining, and entertaining. Thoughtfully arranged with generous seating areas, attractive raised planting, and a seamless connection to the surroundings, it offers a private and tranquil setting to enjoy throughout the year.

Cator Road is ideally located for access to a range of transport connections, including nearby stations such as Penge East and Sydenham providing convenient links into central London. The area is also well served by a choice of independent shops, cafés and restaurants

EPC: C | Council Tax Band: D | Lease: 117 Years remaining | SC: £1,800pa | GR: £200pa |




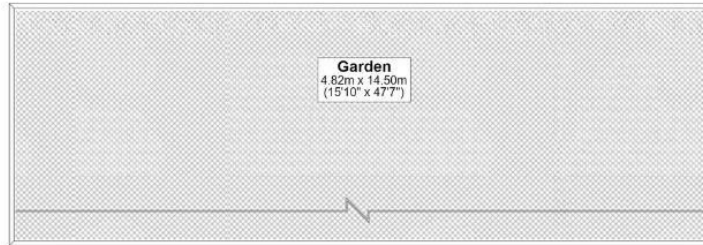
Floorplan

Cator Road, SE26

Total* = 63.3 sq. m / 681.3 sq. ft

First Floor = 63.3 sq. m / 681.3 sq. ft


 = Reduced head room below 1.5m



First Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
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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