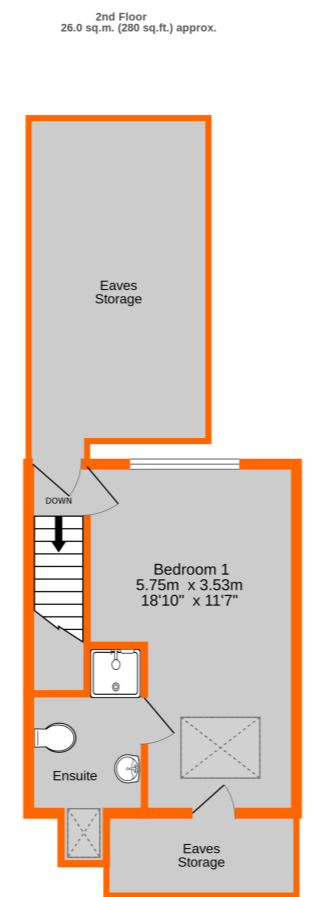
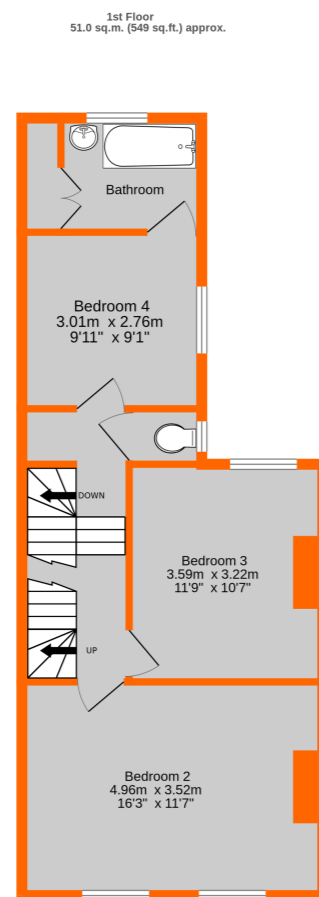
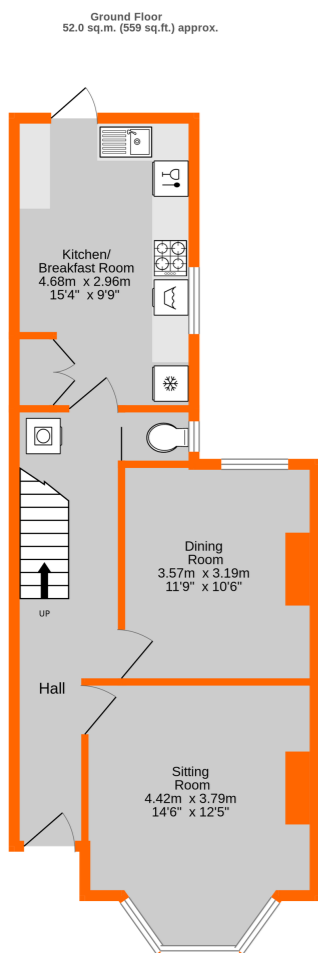


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Eaves Storage Sq.M Not Included in Total Approx. Floor Area
TOTAL FLOOR AREA : 129.0 sq.m. (1388 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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Viewing by appointment with our Beckenham Office - 020 8650 2000

23 Cambridge Road, Anerley SE20 7XJ

£680,000 Freehold

- Terraced period house
- Lovely kitchen/breakfast room
- Bathroom & shower room
- Lovely gardens
- Four bedrooms
- Centrally heated & double glazed
- Superb loft conversion
- Sought after quiet location

23 Cambridge Road, Anerley SE20 7XJ

This attractive terraced period home is well presented throughout and offers extensive, adaptable accommodation arranged over three floors. The current owners have enhanced the property with a loft conversion, creating a generous main bedroom complete with an en suite shower room. The first floor provides three further bedrooms, with the third bedroom giving access to the family bathroom, alongside a separate WC. On the ground floor, the entrance hall leads to a cloakroom, an under stairs utility area, two well proportioned reception rooms and a fitted kitchen/breakfast room—ideal for modern family living. Additional benefits include gas radiator central heating served by a replacement combination boiler, sealed unit double glazed windows, engineered oak flooring and fitted carpets. The property also retains desirable period features such as high ceilings and has had maintenance free soffits and fascia boards installed. Attractive gardens to both the front and rear complete this charming home.

Location

Situated within a vibrant and friendly community, this home enjoys a peaceful position along a quiet road linking Marlow and Croydon Roads, just moments from a selection of convenient local shops. Excellent transport links are close by, with Norwood Junction Station only around a 10 minute walk away, offering direct services to London Bridge, London Blackfriars and Gatwick Airport. Additional connections are available via Birkbeck train and tram stop, Anerley Station, and frequent bus routes along Croydon Road. The area is well served by highly regarded schools, including Stewart Fleming, and is within easy reach of the wide open spaces of South Norwood Country Park—both located within approximately a mile. Altogether, this is a superbly connected and family friendly location.



Ground Floor

Recessed Entrance Porch

tessellated floor, original front door with glazed insets to

Entrance Hall

wooden engineered oak floor, high level cupboards houses meter and fuse box and gas meter, under stairs storage/utility recess currently houses a tumble dryer and freezer, power and light, staircase to first floor

Cloakroom

white suite of wall mounted wash basin, toilet, window to side

Sitting Room

4.42m x 3.79m (14' 6" x 12' 5") bay to front with deep windows, wall mounted real flame gas fire with ornate wooden surround

Dining Room

3.57m x 3.19m (11' 9" x 10' 6") window to rear

Kitchen/Breakfast Room

ample base and wall cupboards with pelmet lighting, drawers, 'corian' worktops and risers, space for cooker with extractor hood over, wall cupboard houses Worcester gas combination boiler, inset stainless steel sink unit with mixer tap, plumbing and space for washing machine and dishwasher, dual aspect with window to side and rear, semi glazed door to outside

Stairs to

First Floor

Landing

split level, matching stairs with balustrade to top floor, small under stairs storage cupboard and recess

Separate WC

toilet, window to side, downlights

Bedroom 2

4.96m x 3.52m (16' 3" x 11' 7") two windows to front

Bedroom 3

3.59m x 3.22m (11' 9" x 10' 7") window to rear

Bedroom 4

3.01m x 2.76m (9' 11" x 9' 1") window to side

Bathroom

fully tiled walls, panel bath with separate shower over and glazed screen, feature copper heated towel rail/radiator, vanity unit, inset wash basin with cupboards below, window to rear, large built-in double shelved storage cupboard

Top Floor

landing

window to rear, hatchway to loft storage with electric light

Bedroom 1

5.75m x 3.53m (18' 10" x 11' 7") dual aspect with large Velux to front, windows to rear, hatchway access to eaves storage, door to

En-Suite Shower Room

Velux to roof, walk-in fully tiled shower with glazed

folding door to front, pedestal wash basin, toilet

Outside

To the Front

small area of front garden, mature planting beds, fenced, gate and path

To the Rear

covered pergola to rear of the house over paved terrace which extends to side return, outside tap, remainder laid to lawn, flower/shrub beds, garden shed

Additional Information

Council Tax

London Borough of Bromley - Band D

Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage