



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
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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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George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

23 Cambridge Road, London 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

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This attractive terraced period home is well presented throughout and has extensive adaptable accommodation arranged over three floors, the current vendors having had a loft conversion providing the main bedroom with an en-suite shower room. To the first floor are the three further bedrooms, the third with the bathroom off and a separate toilet. To the ground floor from the entrance hall is a cloakroom, under stairs utility area, two receptions and fitted kitchen/breakfast room. Benefits include gas radiator central heating with a replaced combination boiler, sealed unit double glazed replacement windows, engineered oak floors and fitted carpets, high ceilings, replaced maintenance free soffits and fascia boards and lovely gardens front and rear.

Location

Situated within a vibrant and friendly popular community along a quiet road connecting Marlow and Croydon Roads ideally located only minutes from local shops. Excellent transport links are close at hand including Norwood Junction Station, only 10 minutes walk away, with direct trains to London Bridge, London Blackfriars and Gatwick Airport with Birkbeck train and tram stop, Anerley Station and frequent bus services along Croydon Road together with excellent local schools including Stewart Fleming and South Norwood Country Park all within a mile.



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

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To check coverage please visit
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