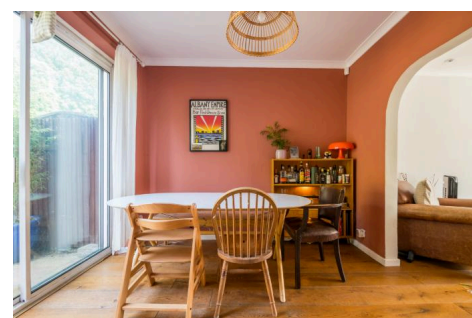
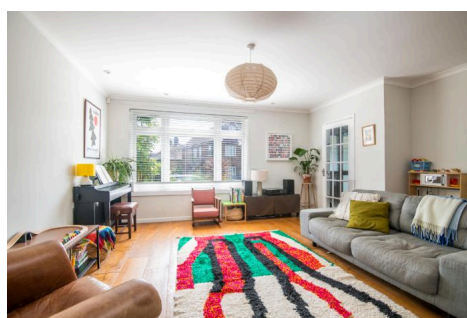


104, Garthorne Road, SE23 1EN · 3 bedroom House

£725,000



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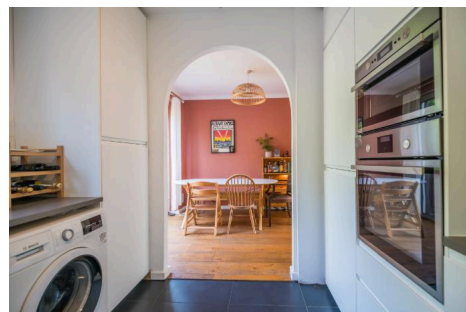
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Property description



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Beautifully presented, light filled three-bedroom mid-century family home in the heart of Honor Oak Park, offering almost 1,000sqft of living accommodation, double glazing throughout and a lovely 44 ft (13.5m) landscaped west-facing rear garden, backing onto Garthorne nature reserve that provides a lush green backdrop and plenty of privacy. Situated on a quiet residential road between Forest Hill and Honor Oak Park with both Overground stations accessible and a fantastic array of local amenities nearby.

This charming home is set back from the street by a nice low maintenance front garden with a pathway leading to a handy front porch for shoes, brollies and the like.

Upon entry there is a good size hallway with a built-in storage cupboard, stairs leading up and engineered wood flooring that runs seamlessly through the ground floor.

The ground floor is semi-open plan comprising of a reception room which opens through to the dining room and kitchen. Sliding patio doors from the dining area lead to the landscaped rear garden.

The kitchen is fully fitted with plenty of clean white units and lots of worktop space, that wraps around the room. Including an integrated oven and grill, hob with extractor above and a sink that sits neatly under a window looking out to the garden.

The garden has a large patio area closest to the house, perfect for entertaining, beyond this are two lawn areas separated by a raised pond and surrounded by an array of plants and shrubs. The wooded backdrop of the Garthorne Road Nature Reserve provides privacy and tranquillity.

The bedrooms at the front of the house face east across to Blythe Hill and particularly nice views straight down Bovill Road opposite, as well as beautiful sunrises. The bedroom to the rear benefits from views over the nature reserve.

The bathroom is beautifully presented with black and white floor tiles, metro tiled walls, a large sink with vanity unit below and mirrored cupboard above, a contemporary radiator, toilet and bath with shower above. All fittings are finished in matt black and there is a large window for natural light, ventilation and views over the nature reserve.

Transport links to central London are excellent. Honor Oak Park Station is just 0.5 miles away, and is served by frequent South West Trains and even more frequent London Overground services north to Shoreditch and Highbury and Islington. London Bridge is only 12 minutes away, and Canada Water even less on the Overground, with Canary Wharf one stop from there on the excellent Jubilee Line. Crofton Park (0.8 miles) has direct trains to Victoria and Blackfriars.

The safe and quiet area has a wonderful community feel, centred around the station and high street. There are plenty of places to



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eat out, including the legendary award winning Indian restaurant Babur, and a pizzeria next to the station. Grab a coffee in Two Spoons, grocery shops serve the high street including a Sainsbury's Local. The excellent Vaidas Bicycles serves the community's 2-wheeled needs. And for a weekend or after work drink, check out the Chandos or the Honor Oak pub. All this nestles between the parks and woodlands of One Tree Hill and Blythe Hill Fields, with their panoramic views of the London skyline.

There are a variety of good schools in the area the nearest being the highly rated Dalmain Primary School, a 5-minute walk away as well as Stillness School.

Property features

- Beautifully presented three-bedroom mid-century family home
- Offering almost 1,000 sqft of living accommodation and double glazing throughout
- 44 ft (13.5m) Landscaped west-facing rear garden, backing onto Garthorne nature reserve
- Fully fitted kitchen
- Dining room
- Reception room
- lovely family bathroom
- Quiet residential street
- Close to both Honor Oak Park and Forest Hill stations
- Close to amenities of Honor Oak and Forest Hill as well as good schools



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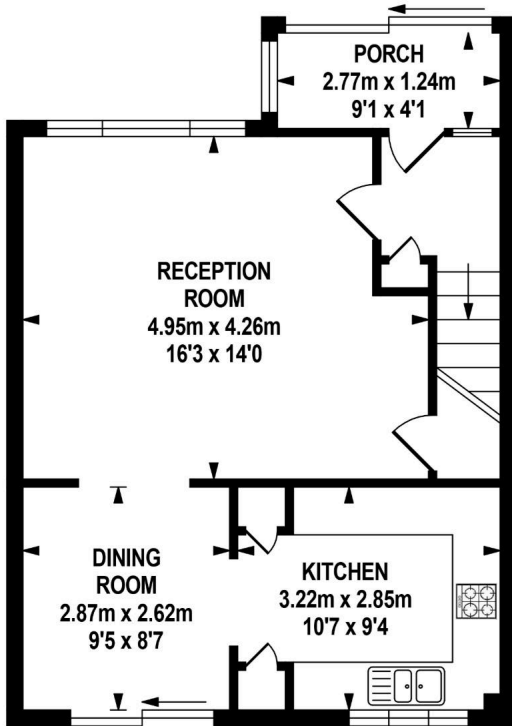
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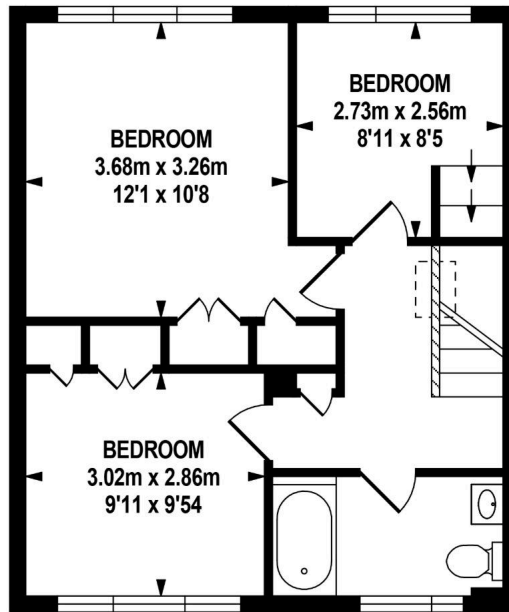


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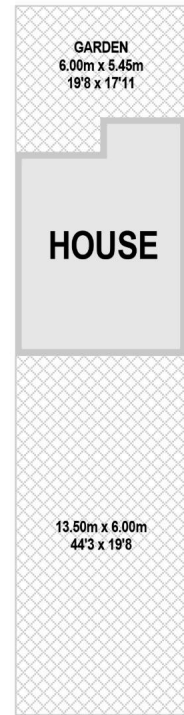
£725,000



APPROX. FLOOR AREA 46.84 SQ.M. (504 SQ.FT.)



APPROX. FLOOR AREA 43.20 SQ.M. (465 SQ.FT.)



SITE PLAN



TOTAL APPROX. FLOOR AREA 90.04 SQ.M. (969 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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