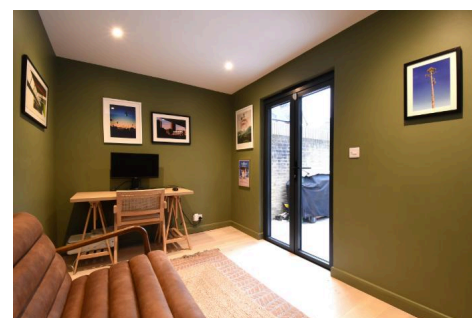
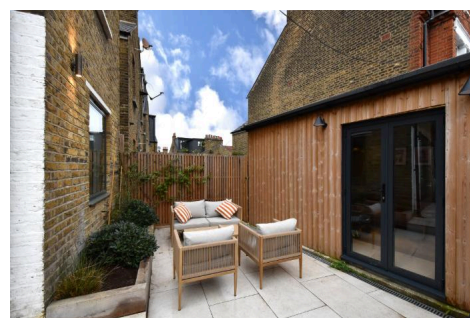
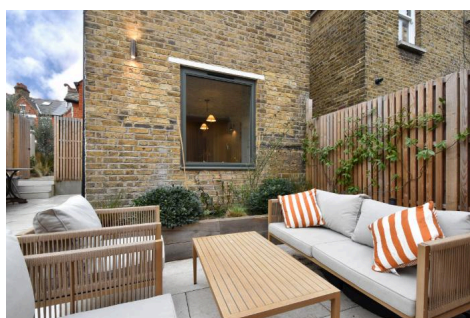


45 , Garthorne Road , SE23 1EP · 3 bedroom House

£3,575 pcm



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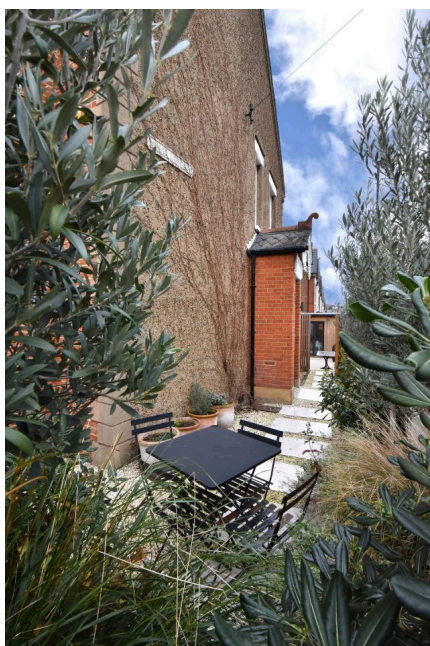
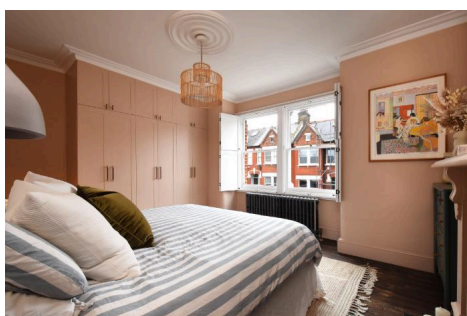
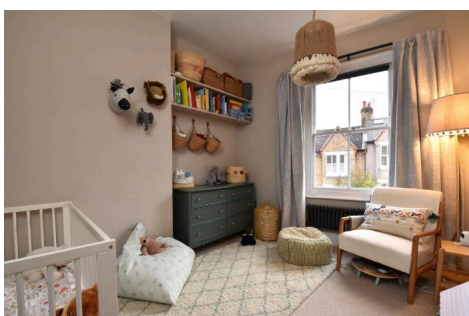
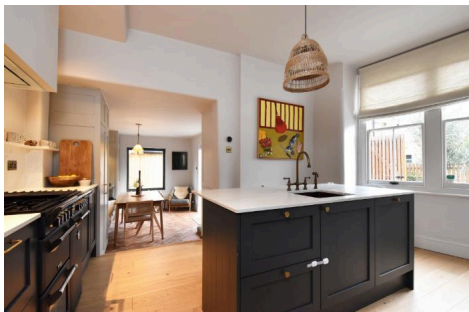
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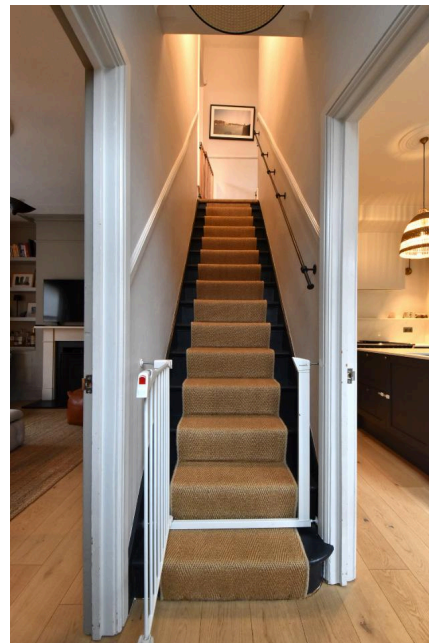
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Property description



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Positioned at the end of the terrace on the corner of Garthorne Road and Whatman Road, in the heart of Honor Oak Park, is this beautifully renovated three-bedroom Victorian family home, offered in immaculate condition and finished to a high specification throughout.

The property also benefits from a separate converted garage office studio within the rear garden, ideal for home working. Occupying a desirable corner plot, the house enjoys excellent kerb appeal and a wraparound garden that has been thoughtfully landscaped in a low-maintenance, contemporary style, with several seating areas for outdoor living. There are multiple access points, including the main front entrance and gated side access leading to the rear patio and the detached office studio. The studio is fully insulated and electrified, providing a quiet and practical additional workspace.

The front reception room is warm and inviting, featuring a wood-burning stove, bespoke shelving to the alcoves, wooden flooring, high ceilings and a large sash window that floods the room with natural light.

To the rear is a superb open-plan kitchen and dining room, perfectly suited to modern living, along with a downstairs guest cloakroom. The kitchen is fitted with stylish Shaker-style cabinetry, quartz worktops and fully integrated appliances, with a central island housing the sink and a range cooker positioned to one side.

The dining area is bright and welcoming, benefitting from dual-aspect windows and striking Crittall-style doors that open directly onto the garden. Terracotta flooring adds warmth and character, while built-in bench seating with storage beneath creates a practical and sociable dining space. Floor-to-ceiling cupboards provide excellent additional storage.

Upstairs, the property offers three bedrooms and a luxurious family bathroom.

The principal bedroom spans the full width of the front of the house and features fitted wardrobes, high ceilings with coricing, restored original floorboards, a sash window with shutters and a feature fireplace. The two further bedrooms are both well-proportioned doubles, positioned to the rear of the property.

The family bathroom is finished to a high standard, featuring contemporary sanitaryware, elegant wall tiling, antique brass fittings and a wall-mounted mirrored vanity unit.

The property is located on a quiet and highly regarded residential street in the heart of Honor Oak Park, just a short walk from the station offering direct services to London Bridge and Overground connections. The vibrant high street offers a wide range of independent shops, cafés, bars, restaurants and pubs, with Forest Hill also within easy reach, providing additional amenities including a gym and swimming pool.



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An abundance of green space is close by, including One Tree Hill, Devonshire Road Nature Reserve, Blythe Hill Fields, the Horniman Gardens and Museum, Brenchley Gardens and Peckham Rye. The area is also well served by highly regarded primary and secondary schools.

Property features

- End-of-terrace three-bedroom Victorian home
- Recently renovated to a high specification
- Corner plot with landscaped wraparound garden
- Separate insulated garden office studio
- Open-plan kitchen/dining room with island
- Bright living space with garden access
- Reception room with wood burner
- Stylish family bathroom plus guest WC
- Excellent storage throughout
- Moments from Honor Oak Park station and high street



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Garthorne Road

Approximate Gross Internal Area

96.5 sq m / 1039 sq ft

Office = 10.3 sq m / 111 sq ft

Total = 106.8 sq m / 1150 sq ft

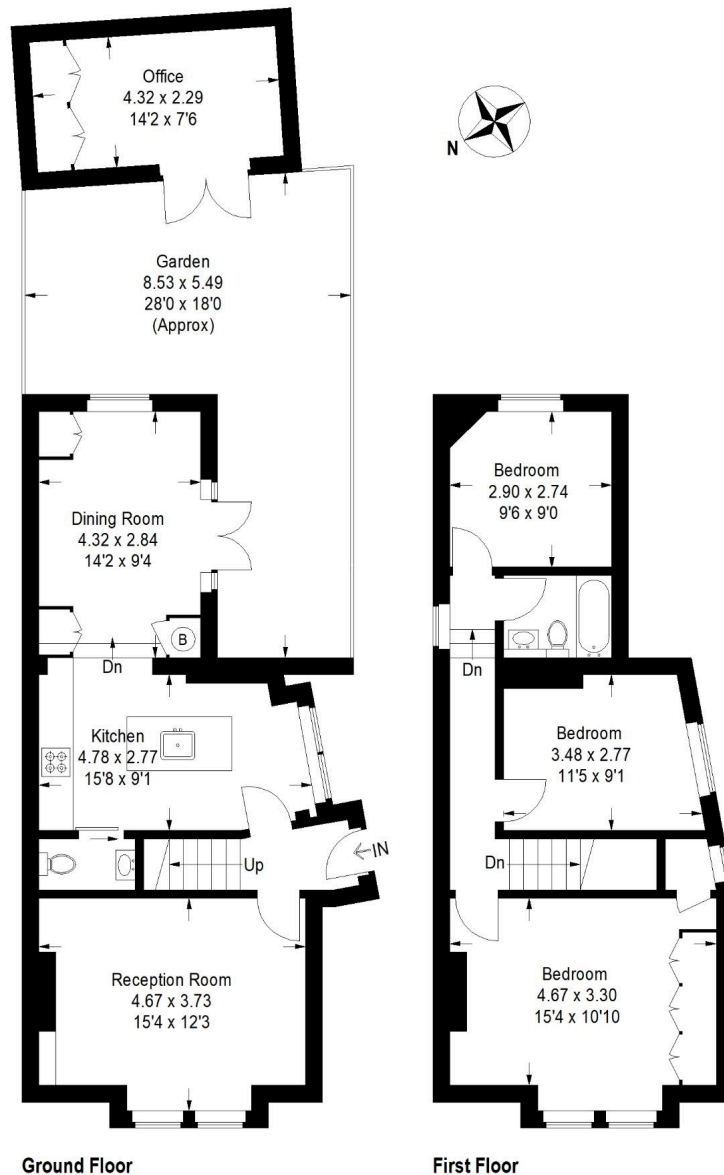


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