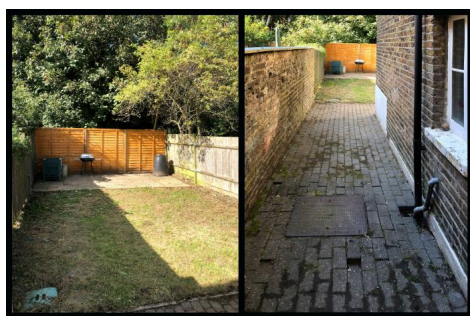


4 , Garthorne Road, SE23 1EW • 3 bedroom House

£950,000



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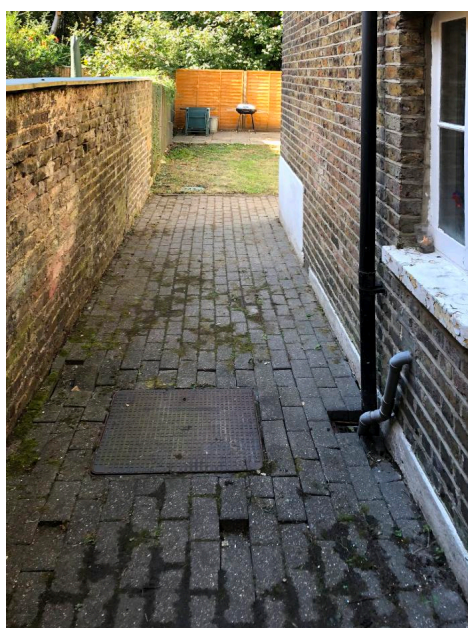
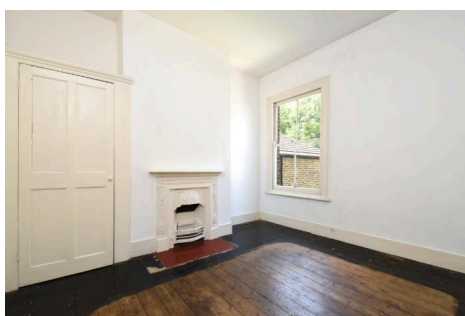
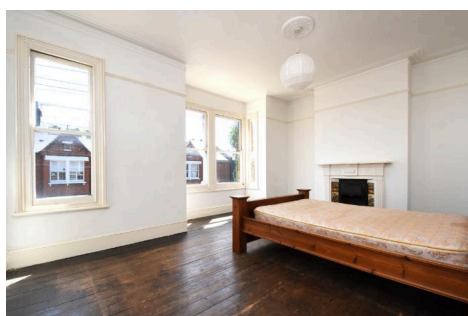
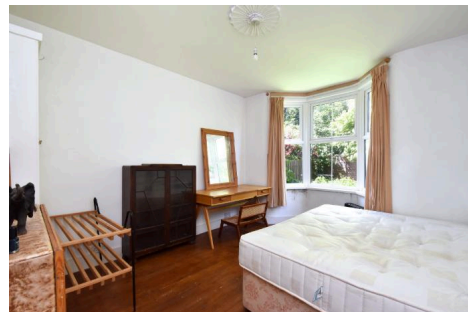
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Property description



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4 , Garthorne Road, SE23 1EW · 3 bedroom House

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Full of character and potential, this charming three double bedroom Victorian terraced family home enjoys a sunny west-facing garden backing directly onto the tranquil Garthorne Nature Reserve. Requiring refurbishment throughout, the property offers an exciting opportunity to create a wonderful family home on a quiet residential street, on the secluded cul-de-sac end, just a short walk from Honor Oak Park station.

Set back from the street behind a small front garden, the house boasts an attractive exposed brick façade and an original black-and-white tiled pathway leading to the covered entrance porch. Upon entering, a wide hallway showcases a wealth of original period features and provides access to useful understairs storage.

The ground floor features a spacious double reception room, divided by characterful timber-framed doors to create a welcoming front reception room and a separate dining room. Both spaces are bright and airy, benefiting from high ceilings, original features and exposed wooden floorboards. The front reception room enjoys a large square bay sash window and original cornicing, while the dining room retains an attractive period fireplace with marble surround and opens onto the rear garden via French doors.

The kitchen is functional but would benefit from modernisation, currently comprising an L-shaped range of units with space for a cooker and washing machine. A window above the sink and a glazed door provide direct access to the side return and rear garden.

Beyond the kitchen is a versatile third reception room, which could serve as a family room, home office or ground-floor bedroom. Subject to the necessary consents, there is excellent scope to reconfigure this area and create a substantial open-plan kitchen/dining space. The room retains exposed wooden flooring and enjoys a lovely bay window overlooking the garden and the mature woodland beyond.

The west-facing rear garden offers a patio area immediately outside the house, leading to a lawned section bordered by established planting. Beyond the rear boundary lies Garthorne Nature Reserve, a protected area of woodland that provides an attractive green outlook, a sense of seclusion and exceptional privacy.

Upstairs are three generously proportioned double bedrooms. The principal bedroom spans the full width of the house and features exposed floorboards, high ceilings with original cornicing, a period fireplace and three large windows that flood the room with natural light. The second bedroom overlooks the rear garden and retains original floorboards, a feature fireplace and built-in alcove storage. The third double bedroom, also positioned at the rear, benefits from exposed wooden flooring, a period fireplace and delightful views across the garden towards the nature reserve.

The family bathroom is centrally positioned and, like much of the property, offers scope for updating. It currently comprises a bath with shower above, wash hand basin and a frosted sash window providing natural light and ventilation. Adjacent is a separate WC with its own window. Many neighbouring properties have combined these spaces to create a larger family bathroom, subject to any necessary approvals.



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Further potential exists to extend into the side return and convert the loft space, subject to the usual planning permissions and building regulations.

Ideally located, Garthorne Road is approximately 200 metres from Honor Oak Park station, offering regular services to London Bridge in around 15 minutes, as well as London Overground connections to Shoreditch, Canada Water, Highbury & Islington and beyond. The popular high street offers an excellent selection of independent cafés, restaurants, bars, shops and a local deli. Nearby green spaces include Blythe Hill Fields, One Tree Hill and Horniman Gardens, all renowned for their attractive surroundings and panoramic views across London. The area is also well served by several highly regarded primary schools, including Stillness Junior School and Dalmain Primary School.

A rare opportunity to acquire a characterful Victorian home with significant scope for improvement, exceptional views and a highly sought-after location.

Property features

- Charming three double bedroom Victorian terraced family home
- Requiring refurbishment throughout
- Sunny west-facing garden backing directly onto the tranquil Garthorne Nature Reserve
- Quiet residential street, on the secluded cul-de-sac end, just a short walk from Honor Oak Park St
- Retaining lots of period features
- Double reception room
- Kitchen
- Bathroom
- Potential to extend subject to planning
- Close to a good selection of schools and green open spaces



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Garthorne Road

Approximate Gross Internal Area
121.0 sq m / 1302 sq ft

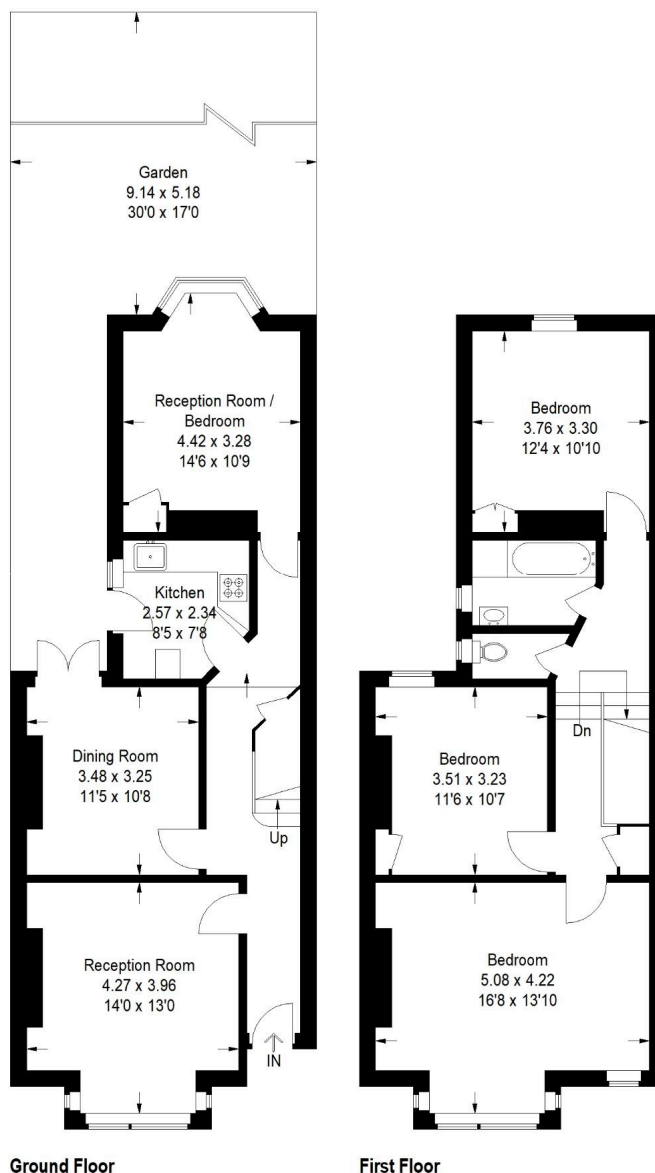


Illustration for identification purposes only,
measurements are approximate.
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