



Arabin Road, SE4
Guide price £925,000 - £975,000

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In general

- Three double bedrooms
- Offered chain free
- Potential to extend STPP
- Spacious kitchen/ diner
- Excellent transport links
- Abundance of natural light
- South facing solar panel
- Garden studio
- Good EPC rating
- Modern

In detail

**** Guide price £925,000 - £975,000 **** A fantastic energy efficient and substantial three double bedroom family home for sale on the very popular Arabin Road. Offered Chain Free.

The house provides over 1550 sq ft. The ground floor features two large reception rooms of which the front boasts a bay window, open plan kitchen dining with underfloor heating. The extension leads onto a beautiful private rear garden. Accessibility needs considered with a downstairs toilet and shower room.

The garden studio and shed is built with air conditioning and electrics perfect for working from home. The first floor offers three double bedrooms and a family bathroom suite.

Further benefits include a basement, high ceilings and bay windows, double glazing, an abundance of natural light throughout, plenty of storage, potential to extend into the loft STPP.

The property is situated approximately 0.4 miles from Brockley Station and with Crofton Park Station close by, there are excellent transport links to a number of locations such as London Bridge, London Victoria, Cannon Street, Canada Water and Whitechapel amongst others.

It is also in a fantastic location for local amenities with an array of local shops, including a bakery, post office, deli, butcher's, cafes, pubs, supermarkets and a wine bar. It is also just a short walk away from lovely green spaces and parks like Ladywell Fields and Hilly Fields and it is also close to popular schools in the area.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.

EPC: B | Council Tax Band: D



Floorplan

Arabin Road, SE4

Approximate Gross Internal Area
(Excluding Outbuilding)

134.9 sq m / 1452 sq ft



Basement

Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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