

Arica Road, SE4

M<sup>OV</sup>ELI





## Arica Road, SE4

This charming three-bedroom terraced home on Arica Road, SE4, boasts three generous double bedrooms and ample potential to add your own touch.

- 5 minute walk from Brockley Station
- Ample Potential
- Three Double Bedrooms
- Loft Space
- Fitted Kitchen
- 20 minutes into Central London!

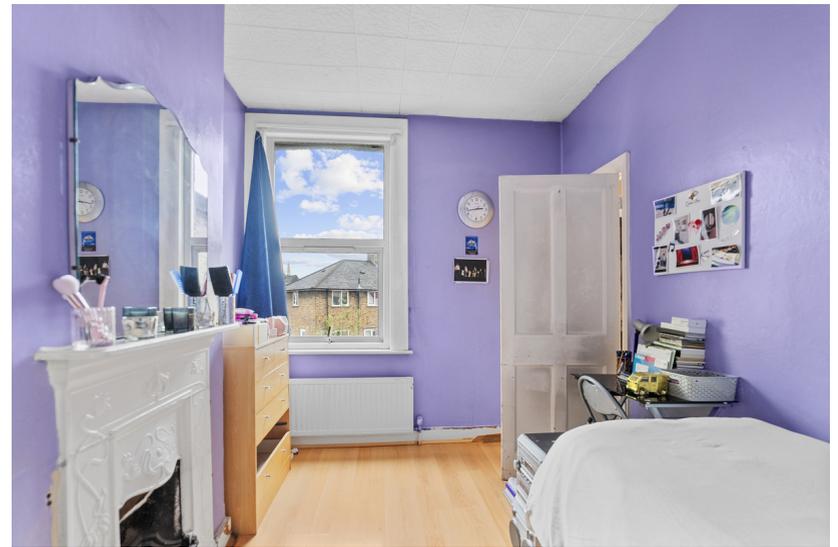


Nestled on the sought-after Arica Road, this delightful three-bedroom mid-terraced home is brimming with character, space, and potential! Perfect for those looking to put down roots in a thriving community. With its warm and inviting atmosphere, this home is waiting for its next owners to add their personal touch.

As you step through the front door, you're welcomed by a bright and airy hallway, setting the tone for the rest of the home. The spacious living/dining room immediately catches your eye with its elegant bay window, bathing the space in natural light, while the feature fireplace adds a cozy charm, ideal for relaxing evenings with loved ones. The dining area flows effortlessly into the kitchen, making it the perfect space for entertaining. From here, you have direct access to the garden, allowing for seamless indoor-outdoor living. Beneath the stairs, there's a handy storage space, keeping the home clutter-free.

Step into the kitchen, where fitted units, an integrated dishwasher, a fridge freezer, and a gas cooker provide practicality and style. Beyond, a dedicated utility area keeps household essentials tucked away, leading to the family bathroom. With a shower over the bath, ample light, and a fresh, airy feel, it's a space designed for





## LOCATION



Property location

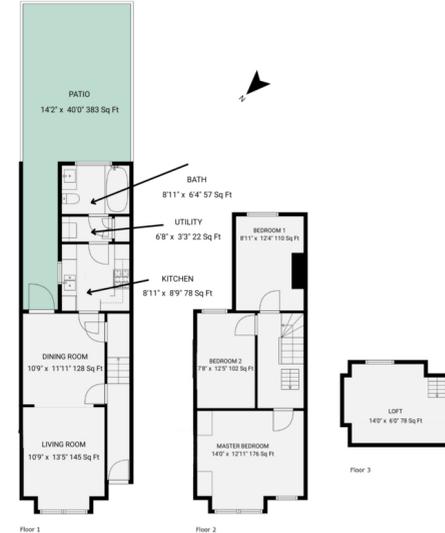
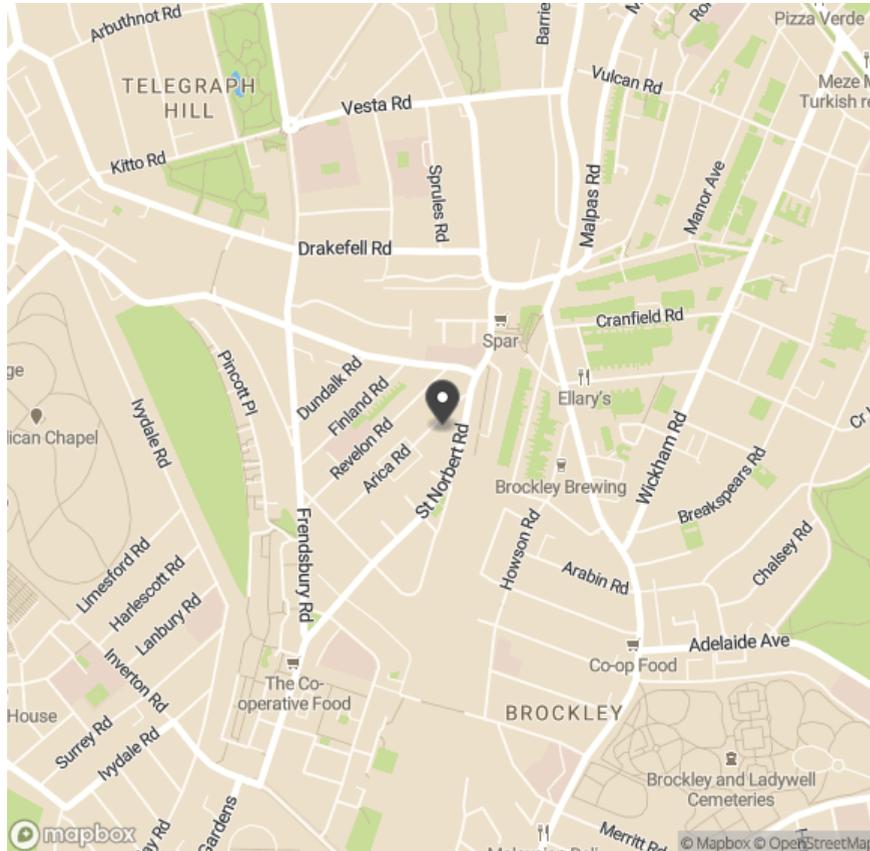
## ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: 57

Potential: 82

## FLOOR PLAN

1068 sq ft (99 sq m)



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