



Arabin Road SE4  
Guide price £700,000 - £725,000

0207 781 9888  
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# In general

- Guide Price - £700,000-£725,000.
- Close to Brockley station
- Large 60ft rear garden
- Spacious reception room
- Eat-in kitchen
- Sought after location
- Full width master bedroom
- Additional toilet
- Terraced house
- EPC: D
- Chain free

# In detail

Guide Price - £700,000-£725,000. A wonderful three bedroom terraced house for sale on the very popular Arabin Road in Brockley with a large rear garden.

The property comprises a spacious front reception room complete with bay window, neutral family bathroom suite, an additional toilet, three double bedrooms, including one downstairs with French windows onto the garden, and a master that spans the full width of the property, a separate eat-in kitchen and further reception room that leads on to a 60ft rear garden, which is a haven for wildlife. Further benefits include, original stripped wooden flooring, built in wardrobes, front garden and an abundance of storage.

Located approximately just 0.3 miles to Brockley station offering excellent links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, parks, cafes and gastro pubs. Offered chain free. EPC: D

Call the Pedder Brockley sales team to arrange a viewing today.



# Floorplan

## Arabin Road, SE4

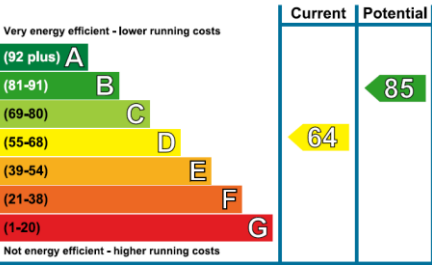
Approximate Gross Internal Area  
Ground Floor = 53.4 sq m / 575 sq ft  
First Floor = 45.8 sq m / 493 sq ft  
Total = 99.2 sq m / 1068 sq ft



## Ground 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.

## Energy Efficiency Rating



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