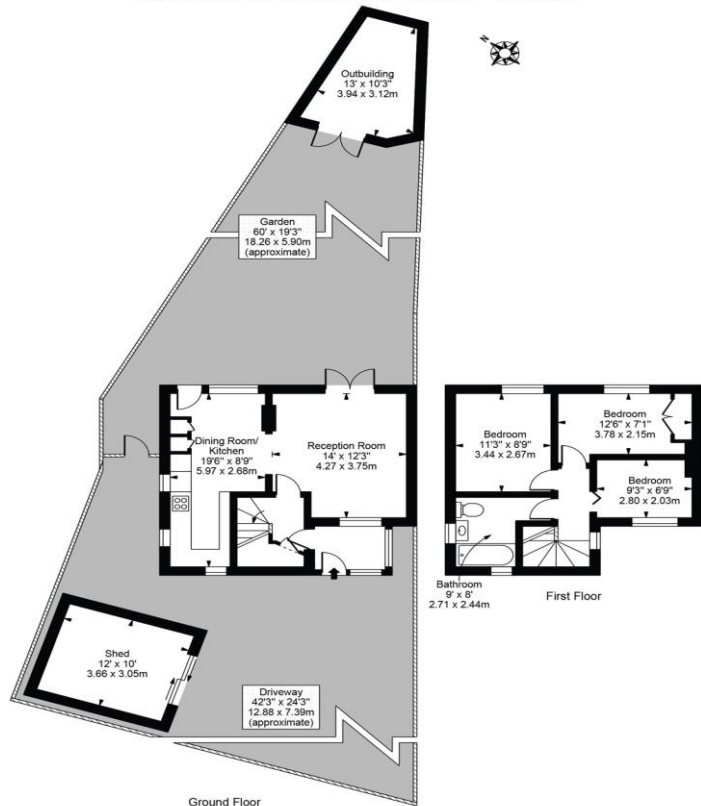




**Coppetts Close, London, N12 0AG**

Coppetts Close, N12 0AG  
 Approx. Gross Internal Area 816 Sq Ft - 75.81 Sq M  
 (Excluding Outbuilding & Shed)  
 Approx. Gross Internal Area Of Outbuilding 100 Sq Ft - 9.30 Sq M  
 Approx. Gross Internal Area Of Shed 120 Sq Ft - 11.16 Sq M



Ground Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Coppetts Close, London,

- Three Bedroom
- Semi-Detached Home
- Off Street Parking
- Close Proximity to Popular Local Schools
- 60ft Long Rear Garden

Tenure: Freehold

EPC Rating: D

offers in excess of **£530,000**



This attractive 3 bedroom semi-detached home located is presented in good order offering spacious and versatile accommodation. The property has been cared for over the years by the current owners and offers bright and spacious accommodation throughout.

Approached via off street parking is this very well-presented semi-detached residence. The accommodation comprises of a welcoming entrance hall which leads onto the open plan kitchen/reception room. To the first floor you will find three bedrooms and the fitted family bathroom. Externally the property benefits from its own driveway for two cars with a storage shed at the front of the property as well as 60ft long rear garden and insulated summer house. The rear garden backs onto woodlands offering a high degree of privacy and nature aspect.

**view this property online** [barnardmarcus.co.uk/Property/NFY107506](http://barnardmarcus.co.uk/Property/NFY107506)



Property Ref:  
 NFY107506 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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