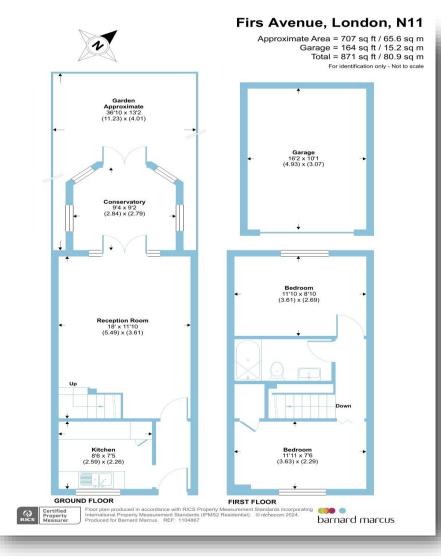


Firs Avenue, London N11 3NQ





view this property online barnardmarcus.co.uk/Property/WTS106835



Property Ref: WTS106835 - 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.

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welcome to Firs Avenue, London

- Two Bedroom House with Conservatory
- Cul-De-Sac Location
- Separate Garage

Tenure: Freehold EPC Rating: C

offers in excess of **£500,000**





New Southgate Station 0.5 Miles

Schools Nearby

Sought-after Primary and Secondary

This lovely two bedroom house located in a quiet cul-de-sac is within 0.5 miles of New Southgate Train Station with easy access to the A406, making it an ideal family home. Bright and spacious accommodation is offered throughout this chain-free property.

The accommodation offers a reception room, fitted kitchen, and conservatory diner overlooking this property's rear garden. On the first floor, there are two good-sized bedrooms and the family bathroom. The external area includes a 36ft long rear garden and a separate garage. The property is conveniently situated for well-regarded local schools, and is in close proximity to local shops, amenities, and transport links, making it perfect for both families and commuters.

Steeped in history, New Southgate & Friern Barnet, also known as Little Barnet, benefits from fast access in and out of central London via the Zone 4 Piccadilly Line tube station at Arnos Grove and the Overground at New Southgate. For car users, the A406 (North Circular Road) is nearby.

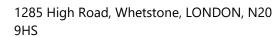




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