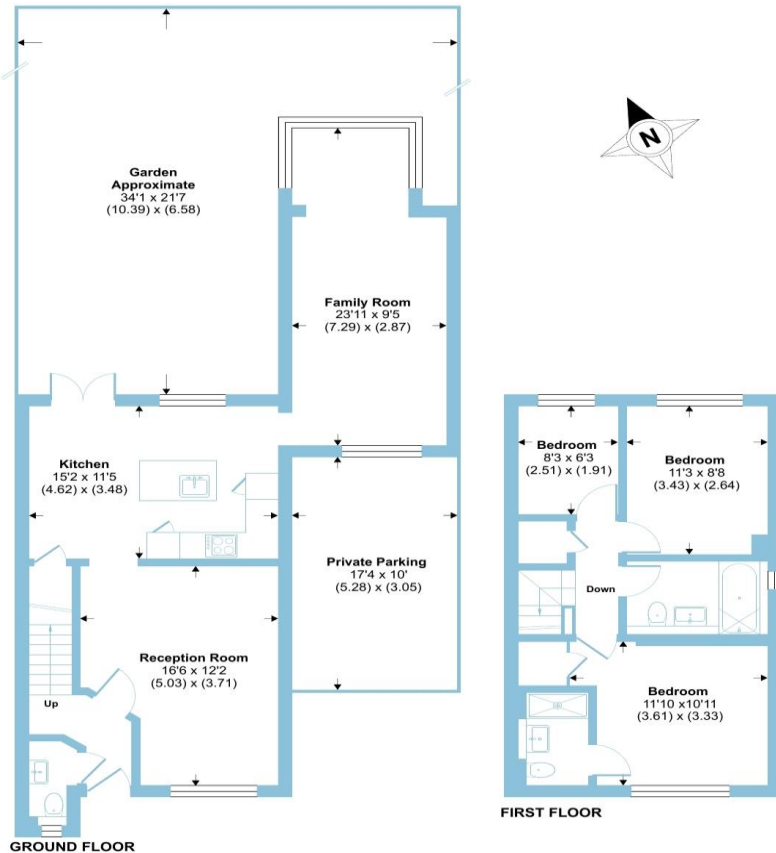




Duchess Close, London N11 3PZ

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Approximate Area = 1094 sq ft / 101.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2024. Produced for Barnard Marcus. REF: 1159323



welcome to Duchess Close, London

- Three Bedroom Link-Detached House
- Two Parking Spaces
- Potential to Extend STPP
- New Southgate Station 0.1 Miles
- Sold Chain Free

Tenure: Freehold

EPC Rating: Awaiting

£700,000



This magnificent three bedroom link-detached house has been completely refurbished to a high standard and is ready to immediately move in. This house is an ideal family home due to its close proximity to desirable schools and transport links.

Approached via own-driveway the completely refurbished residence benefits from a welcoming entrance hall which leads onto the downstairs w/c, through reception room onto the open plan fitted kitchen with breakfast bar and family/dining room. To the first floor you will find three bedrooms and two bathroom (one en-suite). The residence also benefits from two allocated parking spaces as well as potential to extend subject to the necessary planning consents. New Southgate Station is located 0.1 miles away.

Steeped in history, New Southgate & Friern Barnet also known as little Barnet is perfect for both families and commuters. For those needing good transport links, Friern Barnet benefits from fast access in and out of central London via the zone four Piccadilly Line tube station at Arnos Grove and Overground at New Southgate. For car users, the A406 (North Circular Road) is nearby.

view this property online barnardmarcus.co.uk/Property/WTS107024



Property Ref:

WTS107024 - 0003

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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