

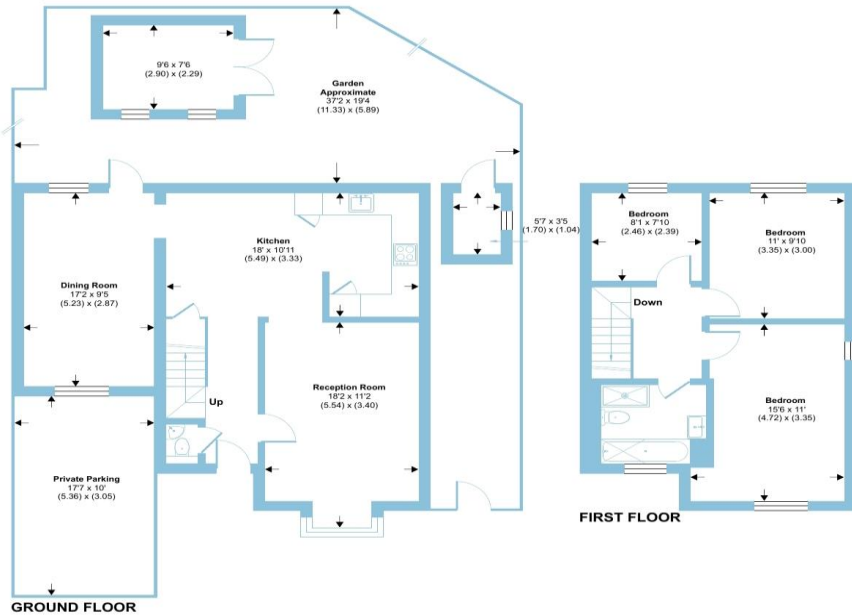


**Duchess Close, London N11 3PZ**



## Duchess Close, London, N11

Approximate Area = 1142 sq ft / 106 sq m  
Outbuilding = 90 sq ft / 8.3 sq m  
Total = 1232 sq ft / 114.3 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). © rnhcom 2024. Produced for Barnard Marcus. REF: 1159325



## welcome to Duchess Close, London

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

Tenure: Freehold

EPC Rating: Awaiting

# £750,000



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 front reception room, downstairs w/c and open kitchen and dining rooms. To the first floor you will find three good-sized bedrooms and fitted modern family bathroom. The residence also benefits from three 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/WTS107025](https://www.barnardmarcus.co.uk/Property/WTS107025)



Property Ref:

WTS107025 - 0003

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