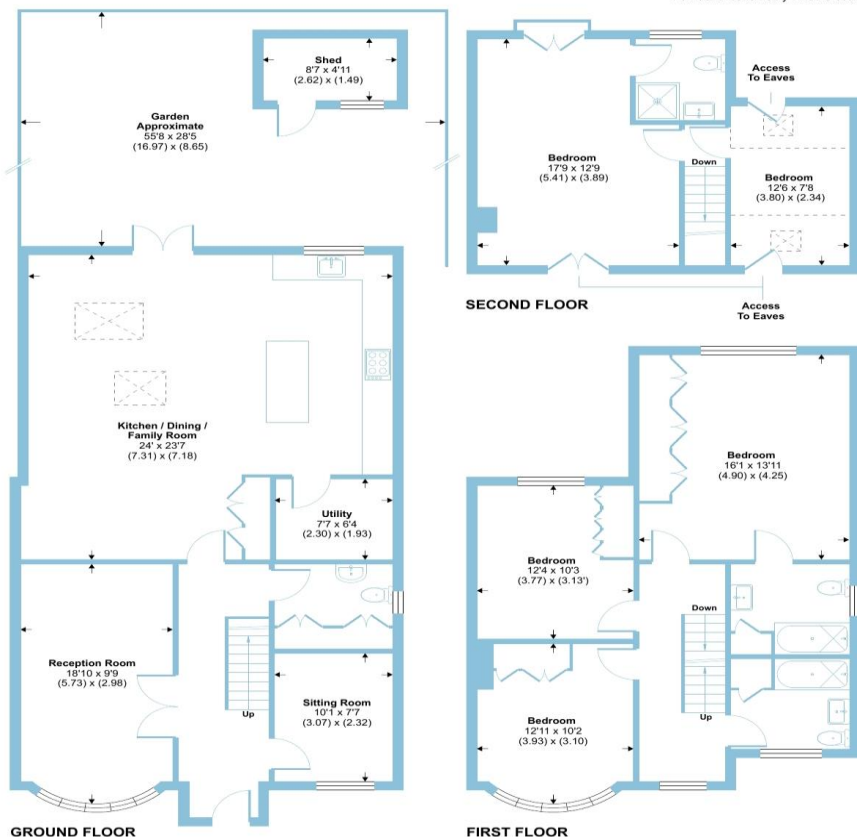




**Bellevue Road, London N11 3ET**

**Denotes restricted head height**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1241865 © nñhecom 2025.



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- Four Double Bedroom Family Home
- 0.3 miles from New Southgate Overground Station
- 70 ft South Westerly Facing Rear Garden
- Utility Room
- Three bathrooms (Two Ensuite)

EPC Rating: C

- Spacious Kitchen Dining living space with skylights
- Large Master bedroom with En-suite
- Home office
- Two reception Rooms
- Underfloor Heating

Council Tax Band: D

offers in excess of **£1,150,000**



Fully extended family home offering four double bedrooms perfect for a large or growing family. Situated in this popular location 0.3 miles from New Southgate Overground and 0.7 miles to Arnos Grove Stations this property could be ideal for a buyer wanting to commute into town with the areas local amenities and cuisines are a short walk away.

The ground floor accommodation comprises a welcoming entrance hall with guest WC and front facing reception room. To the right of the hallway features a separate room which could be used as a downstairs bedroom or home office. The hub of the home is a large open plan kitchen diner with direct access to a 70-foot garden featuring a shed with power. To the first floor there are three good-sized double bedrooms one with an En-suite and family bathroom. To the second floor of this residence this wonderful home offers a further double bedroom with En-Suite and Juliette balcony and the fifth bedroom. Externally this home offers a driveway plus a 70 foot south westerly facing rear garden. An internal viewing tour is recommended to fully appreciate this property.

**view this property online** [barnardmarcus.co.uk/Property/WTS107289](http://barnardmarcus.co.uk/Property/WTS107289)

**Property Ref:**

WTS107289 - 0007

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**020 8446 6888**



Whetstone@barnardmarcus.co.uk



1285 High Road, Whetstone, LONDON, N20  
9HS



**barnardmarcus.co.uk**