



Coppies Grove, London, N11 1NT

Asking Price: £500,000

Freehold

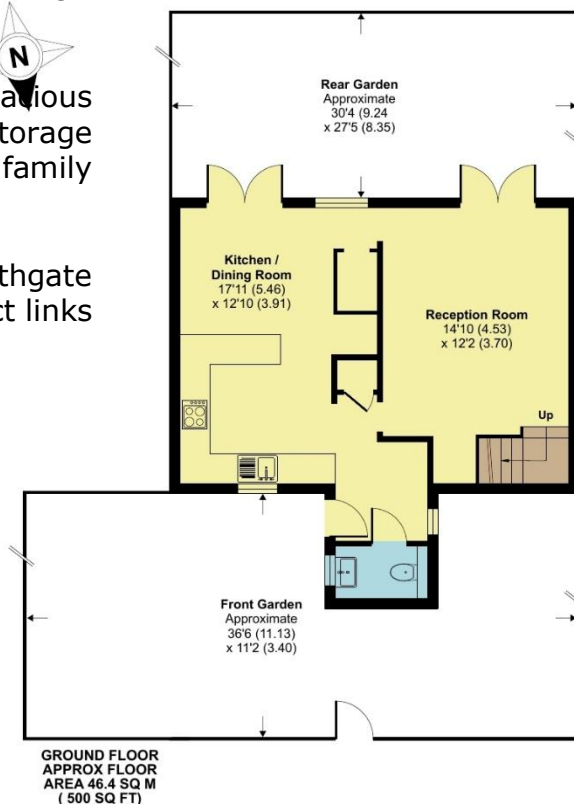
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This CHAIN FREE, three bedroom house set on this quiet residential turning with south facing garden and 8 minutes walk to New Southgate Station.

Accommodation comprises, large entrance hall, W/C, spacious kitchen/diner with french doors, reception room & various storage cupboards. Three bedrooms to first floor and three piece family bathroom.

Close to local shops, cafes and only 0.3 Miles from New Southgate station & 0.5 miles to Arnos Grove underground providing direct links to London.

- **THREE BEDROOM HOUSE**
- **RECEPTION ROOM WITH FRENCH DOORS**
- **KITCHEN DINER**
- **WELL PRESENTED THROUGHOUT**
- **SOUTH FACING GARDEN**
- **THREE PIECE FAMILY BATHROOM**
- **LARGE ENTRANCE HALL WITH W/C**
- **8 MINUTE WALK TO NEW SOUTHGATE STATION**
- **CLOSE TO SHOPS**
- **COUNCIL TAX BAND D**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters - Barnet & Whetstone. REF:1302209

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Approximate Area = 955 sq ft / 88.7 sq m
For identification only - Not to scale



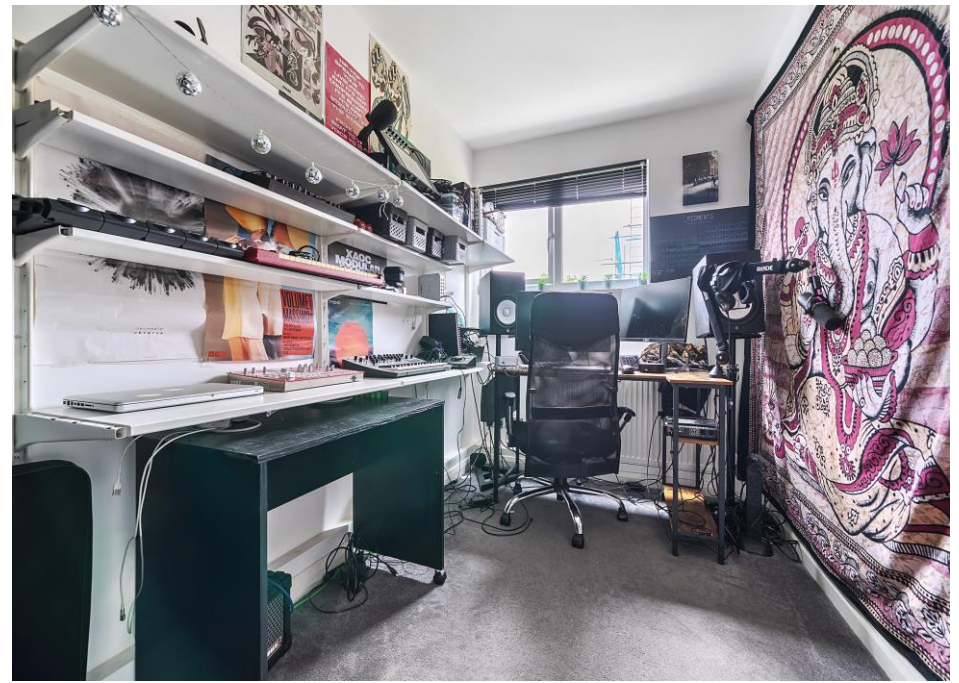
FIRST FLOOR
APPROX FLOOR
AREA 42.3 SQ M
(455 SQ FT)













Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.