



FREEHOLD

House - Semi-Detached

# 1 BELL BROOK RISE, LONDON, N11 1AZ

Asking Price

# £875,000

## FEATURES

- Chain Free
- 1750 sq.ft
- Large Reception Rooms
- Guest cloakroom
- Contemporary House in Gated Development
- Three Bedrooms & Three Bathrooms
- Modern Fitted Kitchen
- Off Street Parking for 2 Vehicles



# RASH & RASH

# 3 Bedroom House - Semi-Detached located in London

Offered chain free and set within a gated close, this beautifully presented, contemporary and spacious home is ready to move into. With three double bedrooms, three bathrooms, and a guest cloakroom, the property is thoughtfully designed for modern family living. The ground floor features a large open plan living and dining area, flooded with natural light and opening directly onto a private garden. At the front, a stylish fitted kitchen provides ample space entertaining.

Downstairs, the main bedroom boasts a generous en-suite bathroom and built-in wardrobes, offering a tranquil retreat, while two further double bedrooms and two additional bathrooms ensure comfort and practicality for family members or guests. Outside, parking is available for two cars, adding to the home's convenience.

This property enjoys excellent transport links, with Amos Grove station on the Piccadilly Line providing easy access into Central London and a range of local bus routes nearby. Families will benefit from a selection of highly regarded schools and proximity to green spaces such as Amos Park, offering ideal spots for outdoor leisure. Local shops, cafés, and amenities are within easy reach, creating a welcoming and well connected community setting. Combining modern style, spacious living, and an unbeatable location, this home presents a fantastic opportunity for families, professionals, or investors.



Call us on

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<https://www.rashandrash.com/>

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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