



**Marshalls Close, London, N11 1TE**

**Asking Price: Offers in Excess of £500,000**

*Freehold*

# Marshalls Close, London, N11 1TE

This CHAIN FREE three bedroom house comes with off street parking, low maintenance garden and has been well maintained throughout.

Accommodation comprises open plan living / dining room, leading onto modern kitchen. French doors to 45ft garden with raised decking area and artificial lawn. Three bedrooms to first floor with family bathroom. Off street parking to front and side access to garden.

Set on this quiet residential turning close to local shops, cafes and only 0.7 Miles from Arnos Grove underground & New Southgate station providing direct links to London.

- **CHAIN FREE**
- **THREE BEDROOM HOUSE**
- **WELL PRESENTED THROUGHOUT**
- **RECEPTION ROOM**
- **MODERN KITCHEN**
- **LOW MAINTENANCE GARDEN**
- **OFF STREET PARKING**
- **QUIET TURNING**
- **CLOSE TO TRANSPORT LINKS**
- **COUNCIL TAX BAND D**



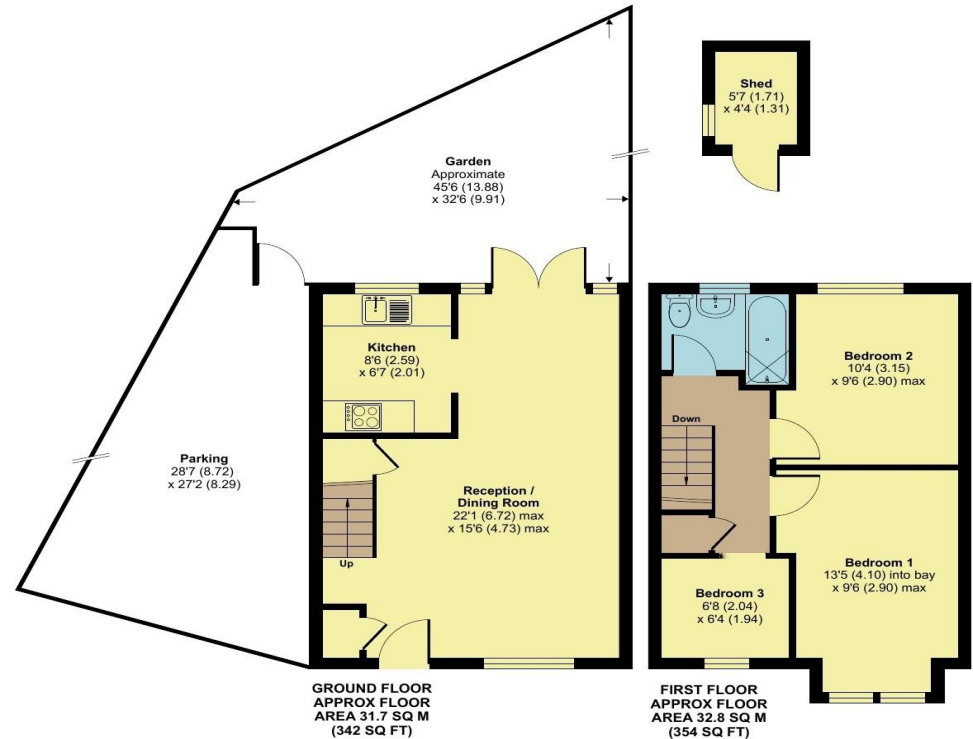
## Marshalls Close, London, N11

Approximate Area = 696 sq ft / 64.6 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 720 sq ft / 66.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters - Barnet & Whetstone. REF:1255153











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.