



Marne Avenue, London, N11 1JU

Asking Price: £550,000

Freehold

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This well-presented, chain-free two-bedroom period property is ideally situated in a desirable cul-de-sac location, within close proximity to New Southgate Recreation Ground and just a 12-minute walk to Arnos Grove (Piccadilly Line) Underground Station.

The accommodation comprises an entrance hall, a spacious through lounge with a feature fireplace, a dining area, a fitted kitchen and a utility cupboard. To the first floor are two double bedrooms, both with fitted wardrobes and a three-piece family bathroom. The property further benefits from a 40 ft rear garden and offers excellent potential to extend (subject to planning permission).

Conveniently located close to local shops, cafés, amenities and within a 12-minute walk of both New Southgate Station and Arnos Grove Underground Station, providing direct links into Central London.

- **CHAIN FREE**
- **TWO BEDROOM HOUSE**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **WELL PRESENTED THROUGHOUT**
- **QUIET RESIDENTIAL TURNING**
- **40FT REAR GARDEN**
- **12 MINUTE WALK TO ARNOS GROVE STATION & NEW SOUTHGATE**
- **NEW SOUTHGATE RECREATION GROUND CLOSEBY**
- **COUNCIL TAX BAND D**



38 Marne Avenue

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft

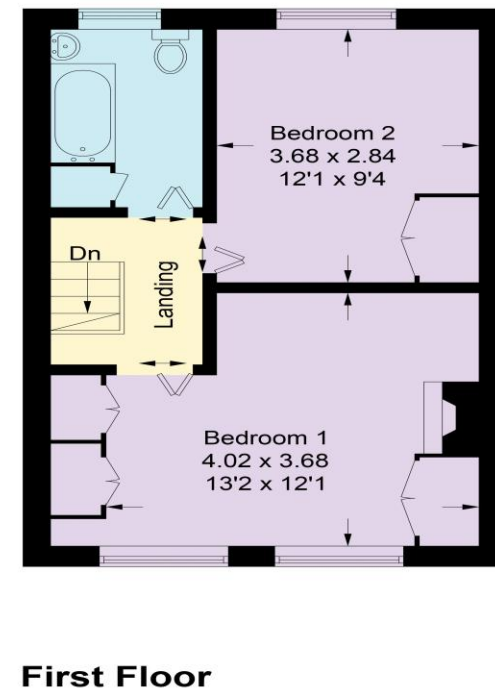
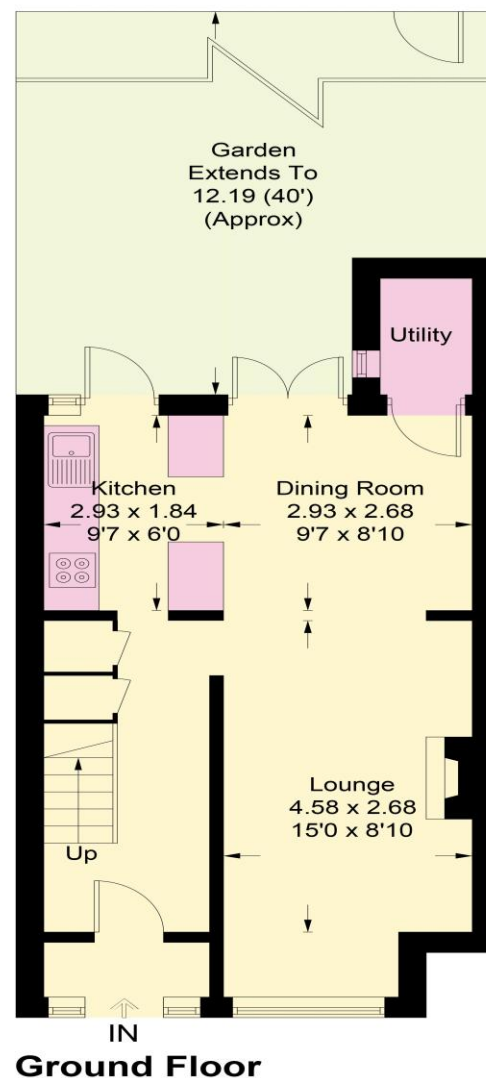


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290930)











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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.