



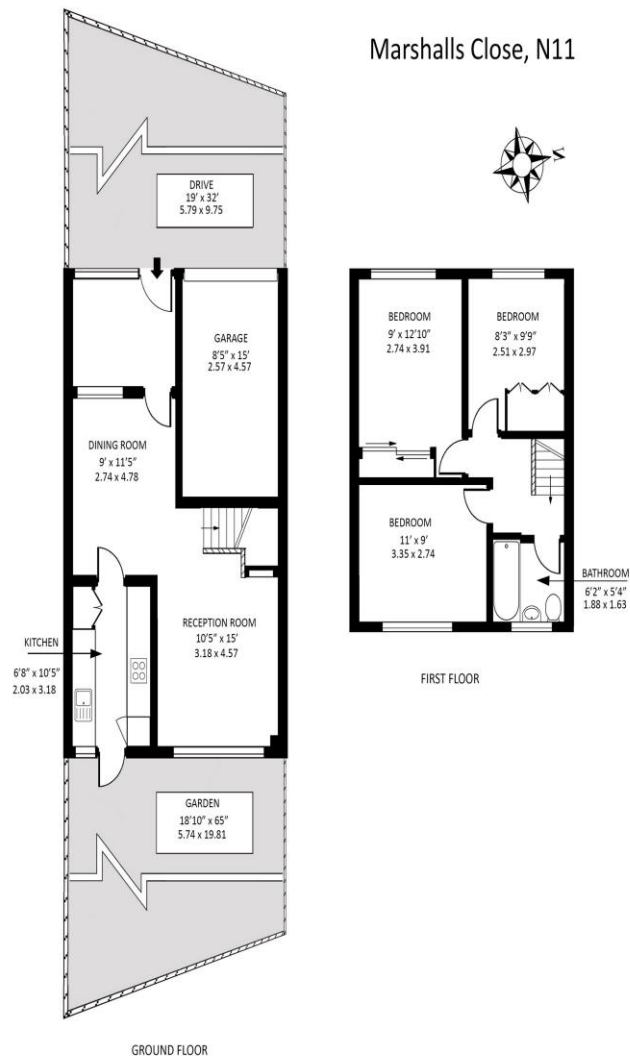
3 Bedroom House
Marshalls Close
New Southgate N11

- Online Auction
- Garage

- Three bedrooms
- Large private garden

Auction guide price of £450,000
Freehold

Marshalls Close, N11



Approx Gross Internal Area: 800 sq ft - 74.3 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale
www.tomekphotography.co.uk



For Sale by MODERN METHOD OF AUCTION.

This spacious three-bedroom, two-reception room family home features a large open plan reception room with dining area, separate fitted kitchen, private rear garden, driveway, and single garage-with exciting potential to convert the internal garage to create additional entertaining space on the ground floor. Conveniently located within a short walk of Arnos Grove Tube Station and offered chain-free, the property is ideal for families or buyers seeking space, flexibility, and future value. Sold via the Modern Method of Auction, this flexible and secure online process allows buyers to bid with a reservation agreement and 56 days to complete.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.