

Chas R

LOWE

Est. 1876

31 Marshalls Close, London
£550,000 Freehold



Double glazed front door leading into ENTRANCE HALL : stairs leading to landing, double glazed window, engineered wood flooring, understairs storage cupboard housing Vaillant gas central heating boiler, fuseboard and meters.

RECEPTION ROOM : double glazed window, double radiator, TV aerial point, power points, engineered wood flooring, through to

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DOUBLE GLAZED CONSERVATORY : double doors leading onto rear garden, engineered wood flooring, power and light.

FITTED KITCHEN : base and eye level units, roll top work surfaces to three sides, pelmet lighting, stainless steel sink and drainer, plumbing for washing machine and dishwasher, gas hob with extractor fan and light above, electric oven below, built in wine storage, space for fridge freezer, tiled flooring, partly tiled walls, double glazed window overlooking front.

LANDING : double glazed window overlooking front, airing cupboard with shelving.

BEDROOM : double glazed window overlooking rear garden and woodlands, single radiator, power points, laminate flooring.

BEDROOM : double glazed window overlooking rear garden and woodlands, built in furniture with pull-down bed in centre, single radiator, power points, laminate flooring, access to loft (raised boards for storage).

BEDROOM : double glazed window overlooking front, single radiator, laminate flooring, power points.

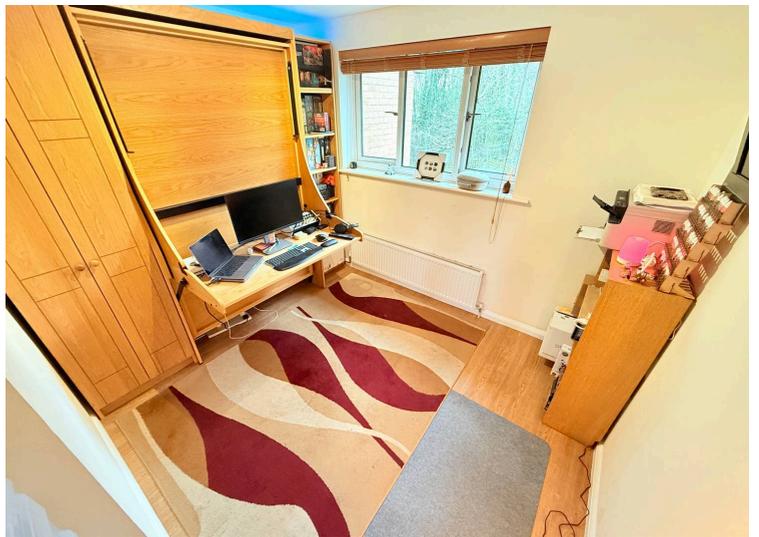
BATHROOM : concealed flush WC, vanity unit with wash hand basin, panelled bath with hot & cold mixer taps and Aqualisa Quartz Digital shower, tiled walls, tiled flooring with electric under-floor heating, double glazed frosted window, heated chrome towel rail.

LANDSCAPED REAR GARDEN : initial paved patio area, shingle with stepping stones leading to second patio area, railway sleeper borders, large patio area to side of property with gated front access, door to garage, hard standing with shed.

GARAGE : fully insulated with acoustic panels, power and light, air conditioning unit, laminate flooring.

BARNET COUNCIL TAX BAND D

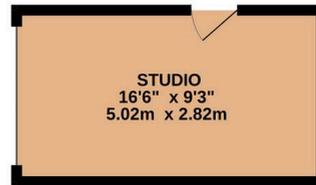
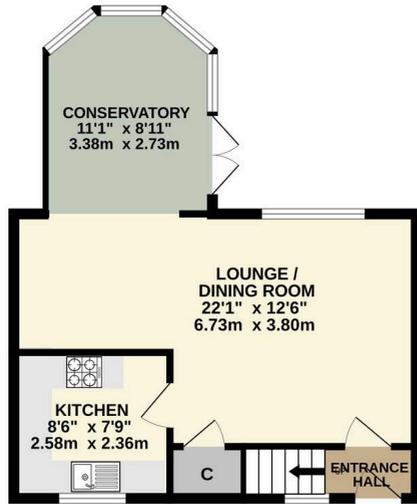




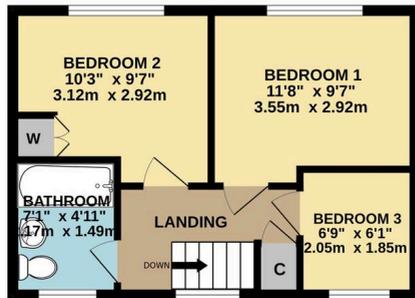




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



MEASUREMENTS EXCLUDE THE STUDIO

TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2026