



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£750,000

TENURE : FREEHOLD

Brunswick Grove, London, N11

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

**4 BEDROOM RECENTLY
REFURBISHED TERRACED
HOUSE**

SOUTHERLY FACING GARDEN

DOUBLE GLAZED

GAS CENTRAL HEATING

2 BATHROOMS

2 RECEPTIONS

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
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Website: <https://mantlestates.com/>



Mantlestates are pleased to present this extended recently refurbished 4-bedroom terraced house, 2 bathrooms, off-street parking, a separate reception room with interconnecting doors to kitchen/ morning/ dining area with kitchen island, southerly facing rear garden with tree house & backing onto the park. Offered chain-free.

ENTRANCE 12' 10" x 5' 04" (3.91m x 1.63m)

Double glazed door & window to the front aspect, laminate floor, radiator, spotlights.

FRONT RECEPTION 13' 09" x 11' 10" (4.19m x 3.61m)

Double glazed window to the front aspect, radiator, laminate floor, coving to ceiling, ceiling rose, featured fireplace, interconnecting doors to...

KITCHEN/ LOUNGE 28' 02" x 14' 01" (8.59m x 4.29m)

28'02 X 14'01 > 13'06 Kitchen Area: double-glazed door to the garden, double glazed door to the rear aspect, wall & base units, fitted dishwasher, fitted washing machine, 5-ring gas hob, extractor, electric oven/ grill, fitted fridge/ freezer, part tiled walls, kitchen island, spotlights, 2 skylights.

DINING AREA

Laminate floor, radiator, feature fireplace, spotlights.

UNDER STAIRS STORAGE CUPBOARD 8' 00" x 2' 05" (2.44m x 0.74m)

W/C 4' 09" x 3' 03" (1.45m x 0.99m)

Low-level flush w/c, laminate floor, radiator, wash hand basin with mixer tap & vanity unit, part tiled walls, spotlights, extractor.

LANDING 15' 10" x 6' 01" (4.83m x 1.85m)

Double glazed window to the front aspect, under stairs storage cupboard, laminate floor, spotlights.

FAMILY BATHROOM 8' 03" x 6' 00" (2.51m x 1.83m)

Double glazed window to the rear aspect, tiled wall, tiled floor, wash hand basin in vanity unit with mixer taps, mirror cabinet, panel bath with mixer tap & shower attachment, heated towel rail, low-level flush w/c, spotlights, extractor.

REAR BEDROOM 12' 00" x 11' 01" (3.66m x 3.38m)

Double-glazed window to the rear aspect, radiator, and laminate floor.

FRONT BEDROOM 12' 01" x 11' 01" (3.68m x 3.38m)

Double glazed window to the front aspect, radiator, laminate floor, coving to ceiling, ceiling rose, fitted wardrobes.

LOFT LANDING 7' 00" x 3' 02" (2.13m x 0.97m)

Spotlights, laminate floor.

REAR BEDROOM 9' 02" x 13' 05" (2.79m x 4.09m)

Double-glazed window to the rear aspect, radiator, laminate floor, and spotlights.

EN-SUITE 3' 00" x 10' 00" (0.91m x 3.05m)

Double glazed window to the rear aspect, tiled walls, tiled floor, low-level flush w/c, wash hand basin with mixer tap in vanity unit, heated towel rail, wall mirror, walk-in shower, spotlights, extractor.

FRONT BEDROOM 10' 04" x 13' 00" (3.15m x 3.96m)

2 Velux windows to the front aspect, storage into eaves, laminate floor, spotlights, radiator.

GARDEN 71' 00" x 24' 00" (21.64m x 7.32m)

South-facing garden, decking area & seating, garden shed, mainly laid to lawn, tree house.

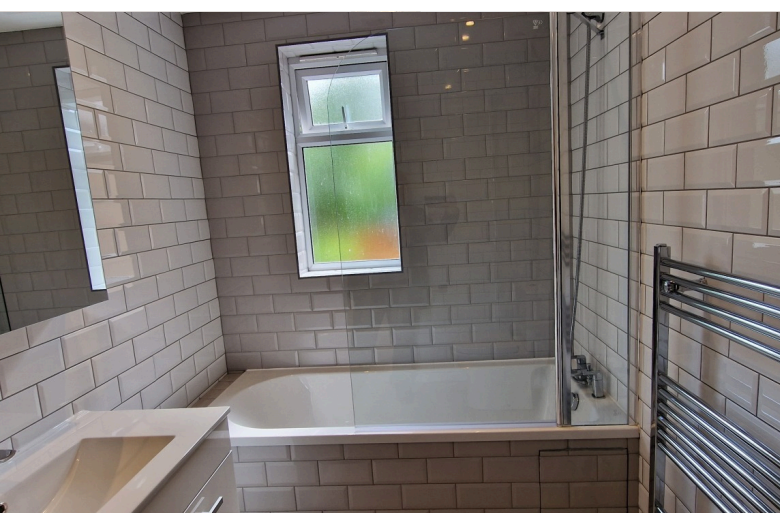
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Brunswick Grove, London, N11