



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£450,000

TENURE : FREEHOLD

Brunswick Avenue, New Southgate N11

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 DOUBLE BEDROOM HOUSE
OFF STREET PARKING**

**SEMI DETACHED
DOUBLE BEDROOMS**

**CHAIN FREE
LARGE LOUNGE &
KITCHEN/DINER**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this 2-DOUBLE BEDROOM SEMI-DETACHED HOUSE that is OFFERED CHAIN FREE. Boasting a LARGE LOUNGE, FITTED KITCHEN DINER & OFF - STREET PARKING. Double Glazed & Gas Central Heating. Well located to local schools & within easy access to New Southgate Train Station & Arnos Grove Tube Station.

ENTRANCE PORCH: 4' 04" x 8' 07" (1.32m x 2.62m)

Double-glazed front door with inner adjustable sun blinds, double-glazed window to front aspect, radiator, tiled floor, coving to ceiling, triple bi-fold doors into lounge.

LOUNGE: 16' 00" x 17' 07" (4.88m x 5.36m)

Double glazed window to front aspect, wooden flooring, double radiator x 2, spot lights, coving to ceiling, fitted gas feature fire-place, double glazed doors to kitchen/diner.

KITCHEN/DINER: 8' 08" x 17' 07" (2.64m x 5.36m)

Double glazed window to rear aspect, wall and floor standing kitchen units, tiled flooring, gas central heating boiler, plumbed for washing machine, sink drainer with mixer tap, part tiled walls, extractor, radiator.

LANDING: 7' 06" x 4' 06" (2.29m x 1.37m)

BATHROOM: 5' 09" x 7' 04" (1.75m x 2.24m)

Double glazed window to rear aspect, tiled walls, tiled flooring, panel bath with mixer tap and wall mounted shower, wash hand basin with mixer tap in vanity unit, heated towel rail, low level flush water closet.

FRONT BEDROOM: 14' 00" x 14' 05" (4.27m x 4.39m)

Double-glazed window to front aspect, double radiator, laminated flooring. STORAGE CUPBOARD: 2'10" x 4'00"

REAR BEDROOM: 10' 08" x 9' 10" (3.25m x 3.00m)

Double glazed window to rear aspect, carpet, double radiator, storage area into eaves.

FRONT GARDEN:

Off-street parking for one car.



Mantlestates



Mantlestates



Mantlestates

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>





Mantlestates



Mantlestates



Mantlestates



Mantlestates



Mantlestates



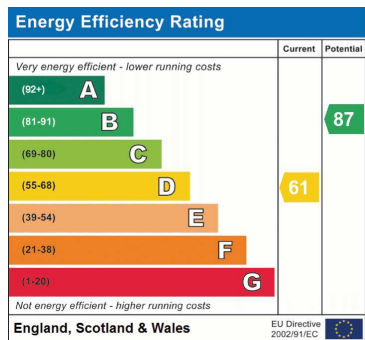
Mantlestates



Mantlestates



Mantlestates



Address: Brunswick Avenue, New Southgate N11

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
 office@mantlestates.com | 0208 275 1555
 Website: <https://mantlestates.com/>



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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.
Made with Metropix ©2025