



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



4

Bedrooms



2

Bathrooms



This spacious FOUR BEDROOM SEMI-DETACHED HOUSE offers a fitted Kitchen-Diner with integral appliances, Two Bathrooms, and Three Reception Rooms & Conservatory providing ample living space for a family. Located in a quiet Cul-De-Sac & backing onto woodlands. Boasting a Front, Side & Rear Garden & Off. Street Parking. With easy access to Arnos Grove Tube & New Southgate Train Station.

Situated in a quiet part of New Southgate & backing onto woods, this four-bedroom semi-detached house on Darwin Close provides a comfortable and practical living space. The property features two bathrooms and three reception rooms & conservatory, offering a versatile layout suitable for various needs. The ultra-modern kitchen is designed to accommodate modern appliances, ensuring functionality for everyday use. The house also includes a generous garden, providing an outdoor area for leisure and activities. The location of this property in New Southgate ensures access to a wide range of amenities, including shopping facilities, restaurants, and recreational facilities. Walking distance to Arnos Grove Tube (Piccadilly Line) & New Southgate train station. The property is also well-positioned for access to local schools and healthcare services, making it a practical choice for families. In terms of energy efficiency, the property complies with current standards, ensuring a comfortable living environment while maintaining energy costs.

ENTRANCE AREA: 11' 10" x 3' 00" (3.61m x 0.91m) Double-glazed front door, engineered wood flooring

LOUNGE AREA: 10' 04" x 17' 07" (3.15m x 5.36m)

Window to side aspect, double-glazed door to conservatory, radiator, engineered wood flooring, under-stairs storage cupboard, double radiator.

CONSERVATORY: 6' 04" x 16' 05" (1.93m x 5.00m) Double-glazed door to garden, tiled floor.

STUDY: 14' 08" x 8' 01" (4.47m x 2.46m) Double-glazed window to front aspect, carpet, spot lights.

KITCHEN AREA: 9' 02" x 17' 05" (2.79m x 5.31m)

Dual double-glazed window to front aspect, wall and base units, integrated appliances - fridge freezer, Bosch double oven, stainless steel butler style sink with mixer tap, electric hob, extractor hood, plumbing for washing machine, plumbing for dishwasher, wine cooler, engineered wooden flooring, spot lights.

DINING AREA: 12' 07" x 10' 05" (3.84m x 3.17m) Double-glazed window to rear aspect. double-glazed door to side aspect, vertical radiator, spotlights, radiator

STAIRS / LANDING: 6' 07" x 17' 10" (2.01m x 5.44m) Carpet, loft access, spotlights.

BATHROOM: 5' 04" x 6' 00" (1.63m x 1.83m) Double-glazed window, mixer tap, vanity unit, panelled bath, with mixer tap and shower mixer, part-tiled walls, tiled floor, extractor fan, spotlights

REAR BEDROOM: 11' 02" x 9' 05" (3.40m x 2.87m) Double-glazed window to rear aspect, carpet, radiator.

FRONT BEDROOM: 6' 06" x 8' 00" (1.98m x 2.44m) Double-glazed window to front aspect, carpet, radiator, storage cupboard.

FRONT BEDROOM 9' 05" x 9' 05" (2.87m x 2.87m) Double-glazed window to front aspect, carpet, radiator.

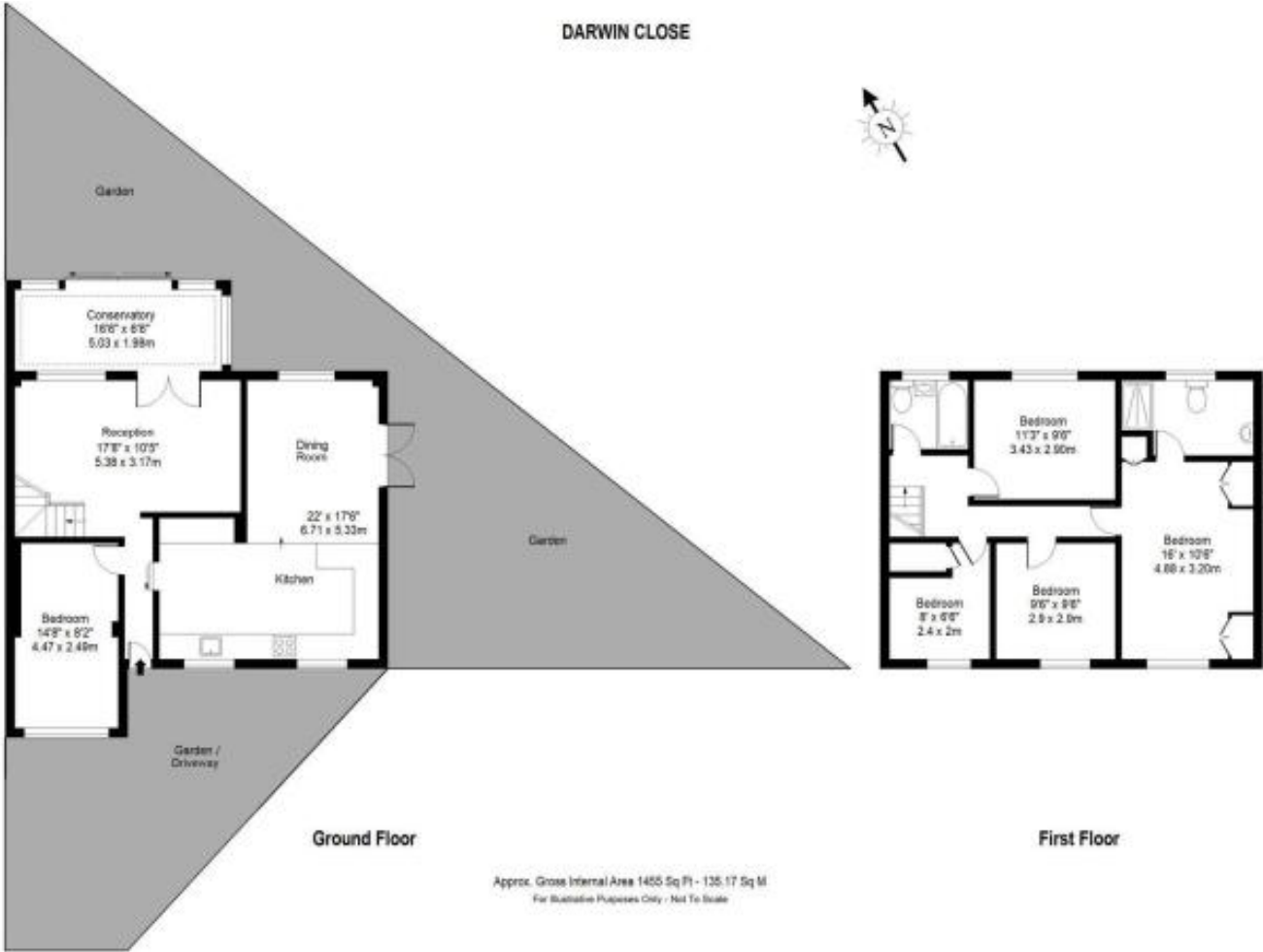
MASTER BEDROOM: 10' 05" x 15' 09" (3.17m x 4.80m) Double-glazed window to front aspect, double radiator, carpet, spotlights, fitted wardrobes, loft access.

EN-SUITE: 6' 00" x 10' 04" (1.83m x 3.15m)

Double-glazed window to rear aspect, walk-in shower, heated towel rail, wash hand basin with mixer tap and vanity unit, low-level flush w/c.

REAR GARDEN: 46' 0" x 45' 0" (14.02m x 13.72m) Mostly laid to lawn, garden shed.

SIDE GARDEN: 36' 00" x 23' 10" (10.97m x 7.26m) Mostly laid to lawn, raised decking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Darwin Close, New Southgate N11

