



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £730,000

TENURE : FREEHOLD

Darwin Close, New Southgate N11

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

**4 BEDROOM EXTENDED SEMI
DETACHED**

2 BATHROOMS

QUEIT CUL DE SAC

OFF STREET PARKING

**ULTRA MODERN
KITCHEN/DINER**

**ACCESS TO ARNOS GROVE &
NEW SOUTHGATE TRAIN
STATIONS**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



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, engineer 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.

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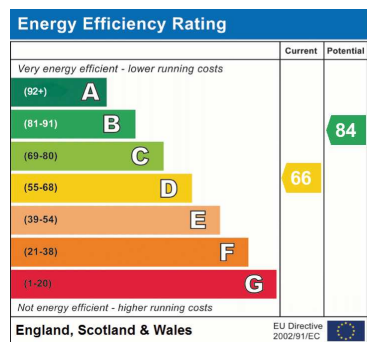
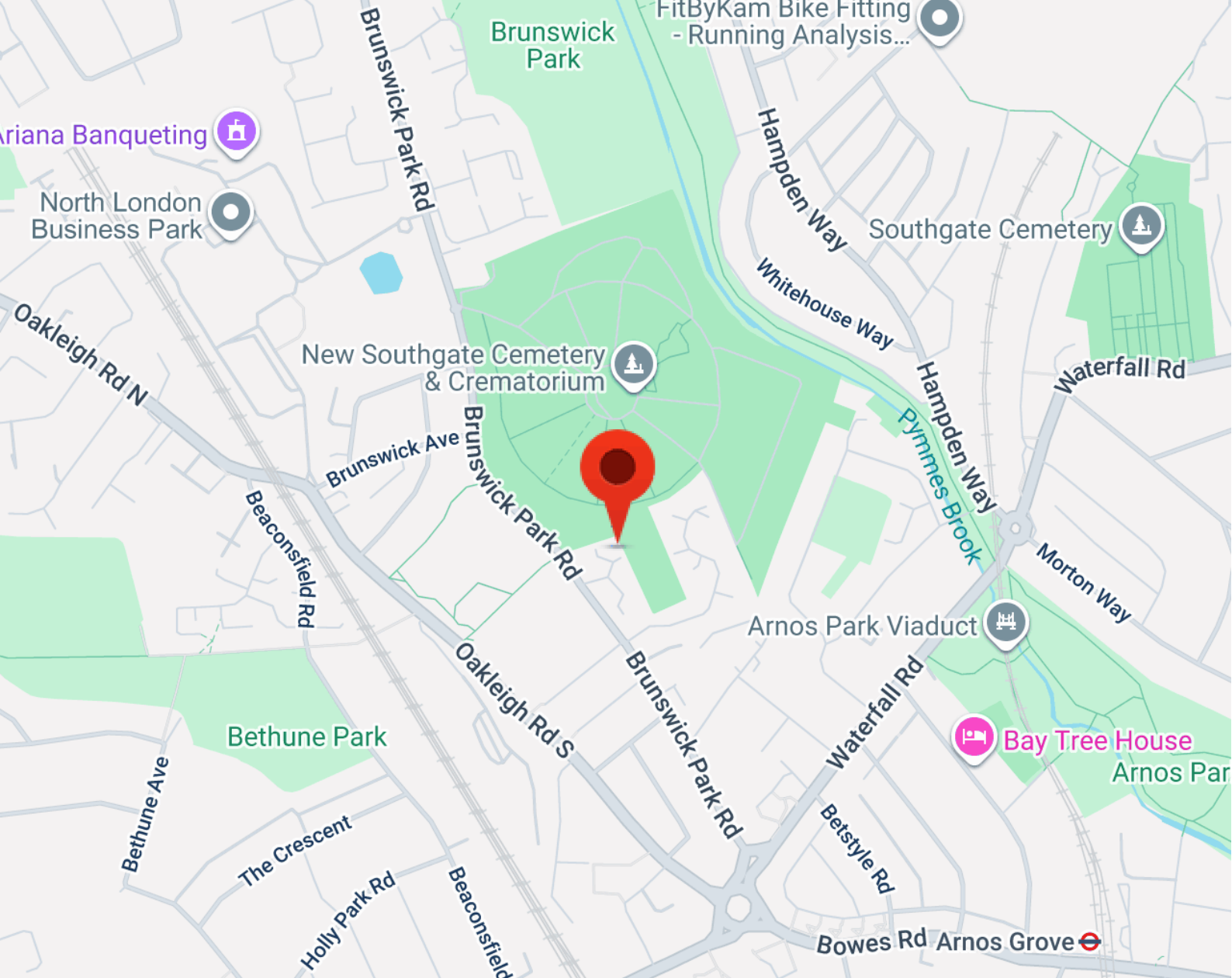
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DARWIN CLOSE



Approx. Gross Internal Area 1455 Sq Ft - 135.17 Sq M
For Illustrative Purposes Only - Not To Scale

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