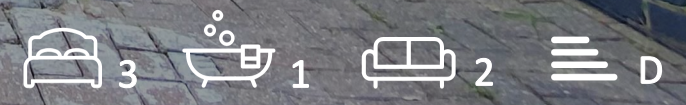


**ALECO**  
ESTATE AGENTS

**Brunswick Park Road**

New Southgate, N11 1EL

**Asking price £665,000**



## Welcome to Brunswick Park Road

New Southgate, N11 1EL

Aleco Estate Agents are delighted to offer for sale this 3 bedroom semi-detached house. The property boasts spacious through lounge, ground floor w.c with under floor heating, extended modern kitchen, good size bedrooms, a modern family bathroom with under floor heating, attractive rear landscape garden. detached garage access via shared drive and off street parking to front.

The property is well served by a wide range of local bus services in all directions. Within about a mile are the London Underground stations of Southgate and Arnos Grove on the Piccadilly Line and Totteridge and Whetstone on the Northern Line.

Oakleigh Park rail station has an overland fast train service into Kings Cross and Moorgate being only a 15 minutes walk away.



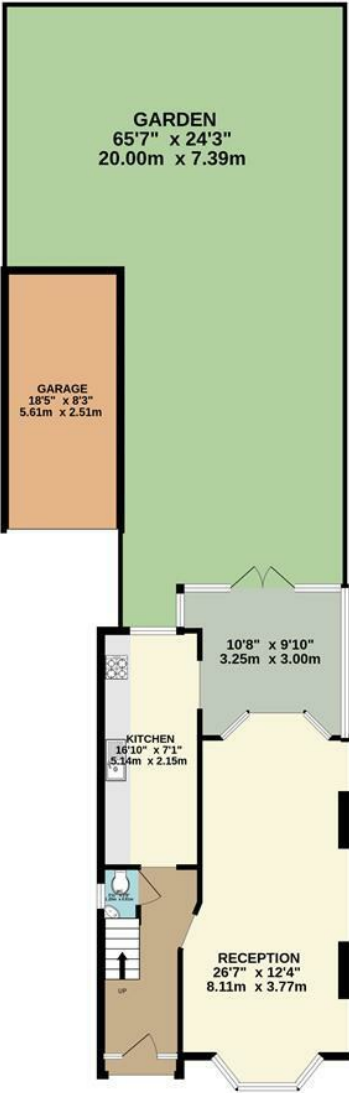




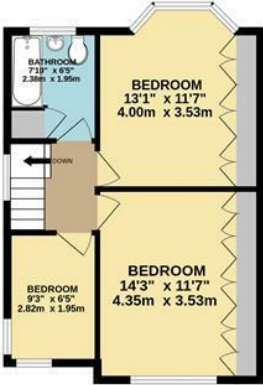


# Floor Plan

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



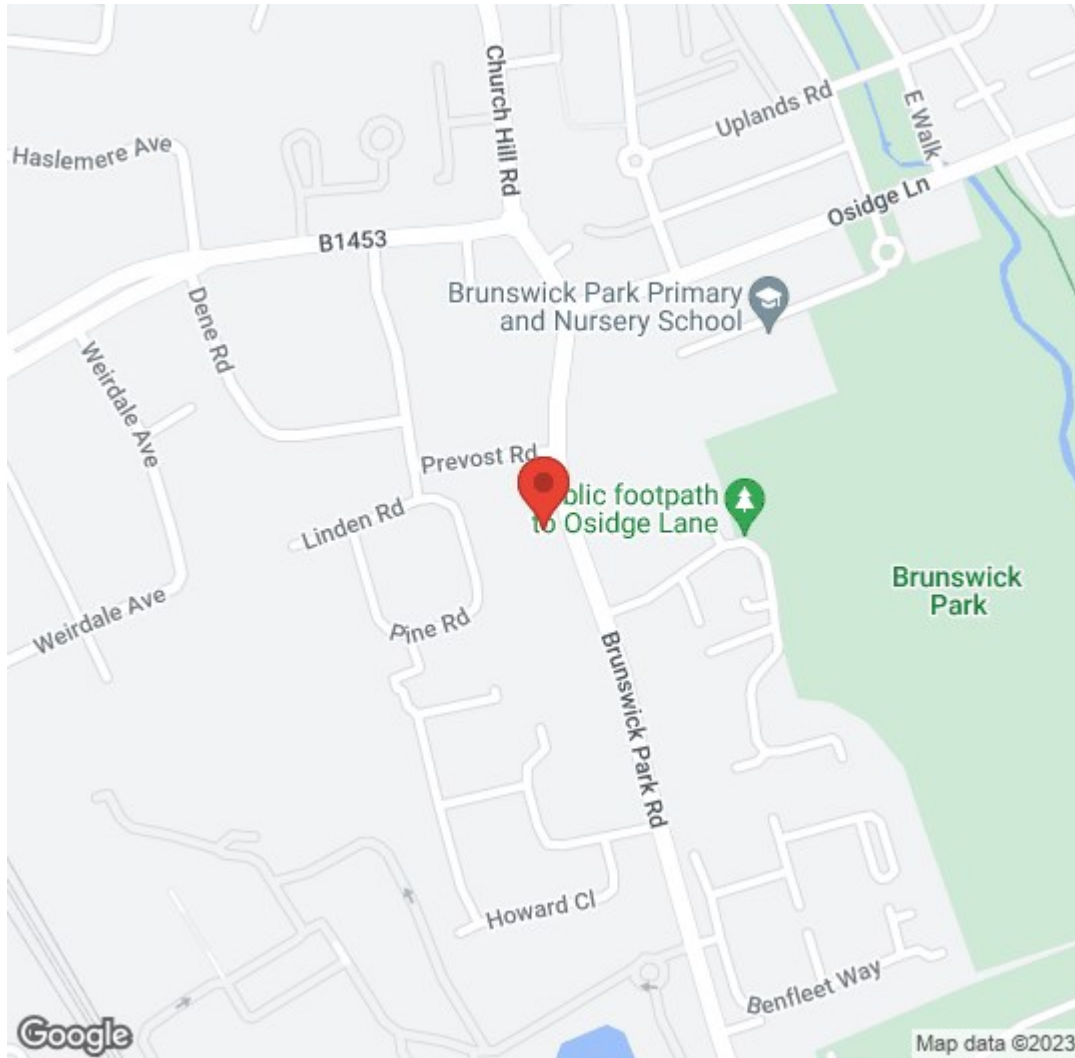
1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



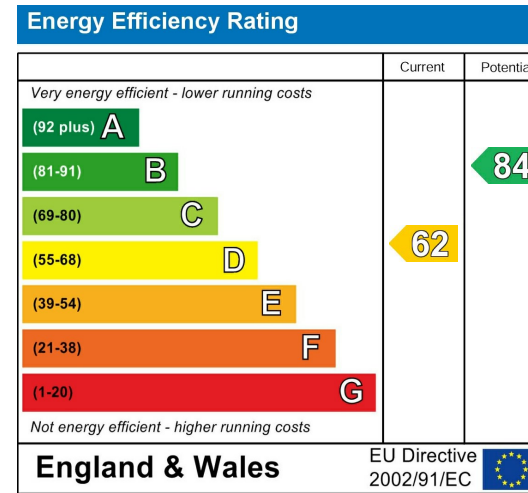
TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

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 ©2023

## Area Map



## Energy Efficiency Graph



# Free Property Valuation

Sales and Lettings

See what your property could be worth...

**ALECO**  
ESTATE AGENTS

## Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Aleco Estate Agents**

256 East Barnet Road, East Barnet, Hertfordshire, EN48TD

Tel: 02084498808 Email: [info@alecoestates.com](mailto:info@alecoestates.com) Website: [www.alecoestates.com](http://www.alecoestates.com)