



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN BARNET



**£2,950 pcm**

**Sweet Briar Grove, Edmonton N9**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 3**

**4 BEDROOMS**

**PARKING**

**NEWLY DECORATED**

**NEAR TO SILVER STREET  
STATION**

**3 RECEPTIONS**

**NEAR TO NORTH MIDDLESEX  
HOSPITAL**

**Mantlestates**

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

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



Situated in the vibrant area of Edmonton, this semi-detached house on Sweet Briar Grove offers a substantial living space with five bedrooms, three bathrooms, and two reception rooms. The property is designed to accommodate a large family or those who require extra space. The layout includes a spacious kitchen equipped with modern appliances, ensuring a functional cooking area. The two reception rooms provide versatile spaces for dining, entertainment, or relaxation.

The house features a private garden, offering an outdoor space for leisure activities or gardening. Off-street parking is available, adding convenience for residents with vehicles. The property is unfurnished.

Edmonton is well-connected with various amenities and transport links, making it a practical location for commuting and daily activities. The area offers a range of shops, schools, and recreational facilities, catering to diverse lifestyle needs. The property's location provides easy access to public transport, facilitating travel to other parts of the city and beyond.

**ENTRANCE PORCH:** 4' 08" x 6' 01" (1.42m x 1.85m)

Double-glazed uPVC entrance porch to the front aspect, and side windows, lighting and tiled flooring.

**ENTRANCE HALL:** 17' 09" x 6' (5.41m x 1.83m)

Double-glazed uPVC front door, grey laminate flooring, carpeted staircase leading to first floor.

**FRONT RECEPTION:** 14' 02" x 12' 03" (4.32m x 3.73m)

Double-glazed uPVC windows to front aspect, radiator, grey laminate floor.

**REAR RECEPTION:** 12' 03" x 17' 06" (3.73m x 5.33m)

Double-glazed uPVC windows to rear aspect, radiator, grey laminate floor.

**HALLWAY:** 14' 00" x 2' 06" (4.27m x 0.76m)

Door to the garden, plumbing for washing machine.

**SHOWER ROOM:** 8' 07" x 2' 06" (2.62m x 0.76m)

Double-glazed uPVC windows to side aspect, low-level flush w/c, walk-in shower, wash hand basin

**KITCHEN:** 12' 00" x 9' 00" (3.66m x 2.74m)

Double-glazed uPVC windows to rear aspect, wall and base units, electric oven & grill, electric hob, extractor, stainless steel sink and drainer with mixer tap, fridge freezer, tiled floors and part tiled wall.

**FIRST FLOOR LANDING:** 7' 03" x 2' 04" (2.21m x 0.71m)

Carpet

**SIDE BEDROOM:** 12' 01" x 9' 00" (3.68m x 2.74m)

Double-glazed uPVC windows to front and rear aspect, radiator, grey laminate flooring.

**BATHROOM:** 9' 00" x 8' 10" (2.74m x 2.69m)

Double-glazed uPVC windows to rear aspect, a walking shower, a panelled bath with mixer taps, a wash hand basin with mixer tap, and a vanity unit, low-level flush w/c, tiled walls and floor with a heated towel rail.

**REAR BEDROOM:** 12' 06" x 9' 01" (3.81m x 2.77m)

Double-glazed uPVC windows to rear aspect, fitted wardrobes, carpets, radiator.

**FRONT BEDROOM:** 11' 05" x 11' 05" (3.48m x 3.48m)

Double-glazed uPVC windows to front aspect, laminate floor, radiator

**W/C:** 5' 09" x 4' 00" (1.75m x 1.22m)

Double-glazed uPVC windows to front aspect, low-level flush w/c, heated towel rail, wash hand basin.

**LOFT LANDING:** 10' 00" x 5' 00" (3.05m x 1.52m)

Double-glazed uPVC windows to side aspect, Velux window, and laminate floor.

**SHOWER ROOM:** 6' 08" x 5' 00" (2.03m x 1.52m)

Double-glazed uPVC windows to side aspect, wash hand basin, low-level flush, walk-in shower.

**LOFT BEDROOM:** 12' 03" x 15' 09" (3.73m x 4.80m)

Double-glazed uPVC windows to rear aspect, laminate floor, radiator.

**GARDEN:** 23' x 23' (7.01m x 7.01m)

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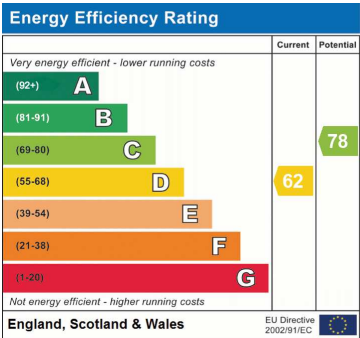
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Address: Sweet Briar Grove, Edmonton, N9



