



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



Mantlestates.com



£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
office@mantlestates.com | 0208 275 1555
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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