



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **3**
Bedrooms

 **1**
Bathroom

Mantlestates.com



WELL PRESENTED 3 Bedroom terraced house with Open Plan FULLY FITTED KITCHEN with DINING AREA. MODERN BATHROOM with shower cubicle, bath tub & separate GUEST WC. South-westerly facing rear garden with shed. Conveniently located to local shopping facilities & New Southgate Train station and Arnos Grove Tube station.

Located in New Southgate, this three-bedroom terraced house offers a comfortable and convenient living space. The property features a modern fitted kitchen, complete with contemporary appliances and ample storage, making it a practical space for daily use. The kitchen opens to a sunny south-westerly facing garden, providing an ideal spot for outdoor relaxation and activities.

The main bathroom is equipped with a bath and shower cubicle, complemented by a guest WC for added convenience. Each of the three bedrooms is well-proportioned, providing ample space for family living or guest accommodation.

The property is situated within a short walking distance to local shopping facilities, ensuring easy access to daily necessities. Additionally, it offers excellent transport links, with New Southgate Train Station and Arnos Grove Tube Station nearby, making commuting straightforward and efficient.

The garden is designed for low maintenance, featuring artificial grass and decorative planters, creating a pleasant outdoor environment.

This terraced house in New Southgate combines modern living with convenient access to local amenities and transport, making it a practical choice for those seeking a well-connected home in the area.

ENTRANCE PORCH: 2' 01" x 5' 03" (0.64m x 1.60m) Leaded double, double-glazed doors to front aspect, tiled floors & walls.

ENTRANCE HALL: 11' 00" x 5' 03" (3.35m x 1.60m) Wooden flooring, radiator, under-stairs storage cupboard, coving to ceiling, glass panel bannister.

FRONT RECEPTION: 15' 02" x 11' 09" (4.62m x 3.58m) Bay leaded double glazed window to front aspect, laminated flooring, radiator, coving to ceiling.

KITCHEN/REAR RECEPTION (open plan): 12' 01" x 17' 02" (3.68m x 5.23m) Double glazed door to garden, double glazed window to rear aspect, wall and floor standing kitchen units with lighting, plumbed for washing machine, stainless steel sink with mixer tap, fitted dishwasher, extractor hood, under unit lighting, wooden flooring, part tiled walls, spot lights, coving to ceiling, radiator, storage cupboard housing gas central heating boiler.

GUEST WC: 6' 05" x 2' 06" (1.96m x 0.76m) Double-glazed window to rear and side aspect, low-level flush water closet, tiled walls & flooring, spot lights, wash hand basin with mixer tap in vanity unit, spot lights.

LANDING: 6' 03" x 6' 07" (1.91m x 2.01m) Carpet, loft access, coving to ceiling.

BATHROOM: 8' 03" x 7' 00" (2.51m x 2.13m) Double-glazed window to rear aspect, walk-in shower cubicle, panel bath with mixer tap, low-level flush water closet, wash hand basin with mixer tap in vanity unit, heated towel rail, tiled walls, extractor, wall mirror.

REAR BEDROOM: 12' 02" x 10' 00" (3.71m x 3.05m) Double-glazed window to rear aspect, wall-to-wall fitted wardrobes, wooden flooring, coving to ceiling, radiator.

FRONT BEDROOM: 12' 05" x 10' 10" (3.78m x 3.30m) Leaded double-glazed window to front aspect, fitted wardrobes, wooden flooring, radiator, coving to ceiling.

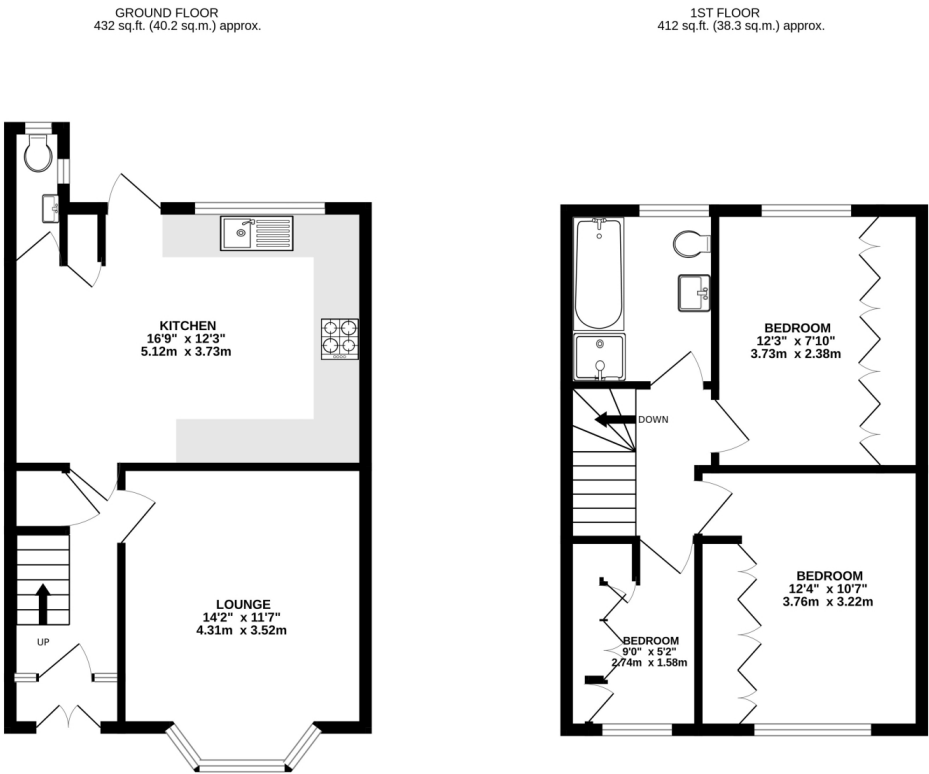
FRONT BEDROOM: 9' 00" x 6' 03" (2.74m x 1.91m) Leaded double-glazed window to front aspect, radiator, coving to ceiling, wooden flooring, fitted wardrobe.

GARDEN: 41' 00" x 17' 05" (12.50m x 5.31m) South-west sunny-facing rear garden, artificial grass, garden shed. **GARDEN SHED:** 6,00" X 14'00" - POWER & LIGHTING.



£600,000

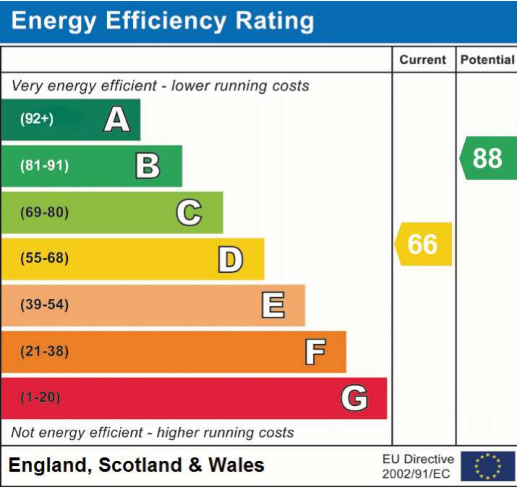
Brunswick Park Road, New Southgate N11



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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.

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Address: Brunswick Park Road, New Southgate N11

