



£749,950

Brunswick Crescent, New Southgate N11




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **4** Bedrooms [es.com](https://www.mantlestates.com)
 **2** Bathrooms

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This elegantly presented 4 BEDROOM VICTORIAN semi-detached house offers, two bathrooms, and two reception rooms. The property features an extended kitchen/diner with fitted branded appliances and bi-folding doors leading to the garden. OFFERED CHAIN FREE, this home includes three W/Cs and is unfurnished.

Located on Brunswick Crescent in London, this elegantly presented four-bedroom Victorian semi-detached house offers a blend of classic architecture and modern living. The property includes two bathrooms and an open-plan ground floor, providing ample space for comfortable living. The extended kitchen/diner is equipped with fitted branded appliances, enhancing the functionality and style of the home. Bi-folding doors open onto the garden, creating a seamless transition between indoor and outdoor spaces. The property is offered chain-free and includes three W/Cs.

The ground floor features a spacious reception area that flows into the extended kitchen/diner. The kitchen is fitted with high-quality branded appliances, providing a modern and efficient cooking space. The bi-folding doors in the dining area lead to a well-maintained garden, perfect for outdoor activities and relaxation.

Upstairs, the property comprises four well-proportioned bedrooms, each offering ample natural light and space. The two bathrooms are modern and well-appointed, providing convenience and comfort for the household. The presence of three W/Cs adds to the practicality of the home.

Situated in London, the property benefits from proximity to various amenities, including shops, schools, and public transport options, making it a convenient location for families and professionals alike. The Energy Performance Certificate (EPC) rating is 75, with a potential of 80, indicating good energy efficiency and lower running costs. This property is an excellent opportunity for those seeking a spacious and well-located family home in London.

FRONT GARDEN: 13' 02" x 7' 10" (4.01m x 2.39m)

OPEN PLAN - LOUNGE AREA: 22' 09" x 12' 07" (6.93m x 3.84m) Square bay double-glazed window to front aspect, composite front door, radiators x 2, wall lights x 4, spot lights, coving to ceiling, Amtico flooring.

OPEN PLAN - KITCHEN/DINING AREA: 22' 02" x 11' 08" (6.76m x 3.56m) Double-glazed bi-folding doors to garden, sky-lights x 3, radiator x 2, wall and floor standing kitchen units, quartz work tops & splash backs, fitted fridge freezer, Cookmaster 5 ring cooker, fitted Bosch dish washer, butler sink with mixer tap, gas central heating boiler, Amtico flooring, kitchen Island with breakfast area, fitted washing machine & fitted clothes dryer.

CLOAK ROOM: 4' 03" x 2' 03" (1.30m x 0.69m) low-level flush water closet, wash hand basin with mixer tap in vanity unit, extractor, spot lights, dado rail.

FIRST FLOOR LANDING: 11' 04" x 3' 00" (3.45m x 0.91m) Carpet, coving to ceiling, spot lights.

FIRST FLOOR REAR BEDROOM: 15' 03" x 7' 06" (4.65m x 2.29m) Double-glazed window to rear aspect, skylight, carpet, coving to ceiling, spot lights, radiator.

BATHROOM: 11' 02" x 7' 00" (3.40m x 2.13m) Double-glazed window to rear aspect, low-level flush water closet, roll-top bath with mixer tap and shower attachment, walk-in shower, heated towel rail, wash hand basin with mixer tap in vanity unit, wall lights, spot light, coving to ceiling.

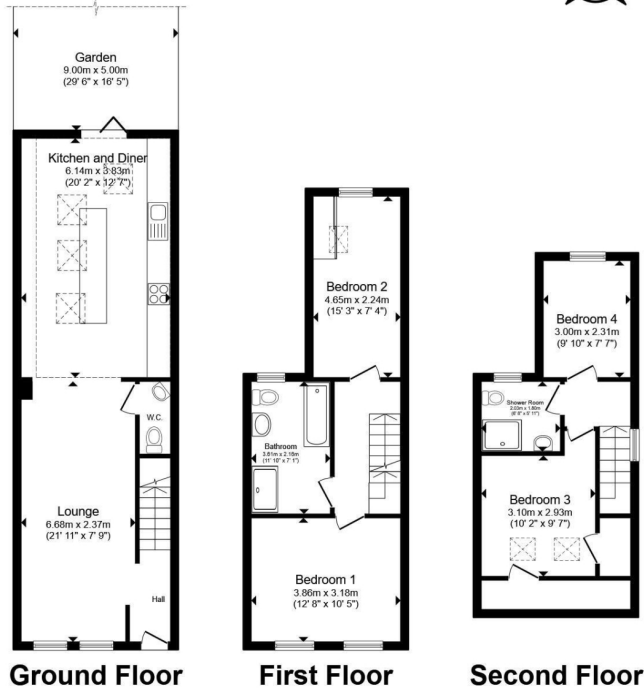
FIRST FLOOR FRONT BEDROOM: 10' 03" x 12' 08" (3.12m x 3.86m) Double-glazed window to front aspect x 2, carpet, radiator x 2, spot lights, coving to ceiling.

SECOND FLOOR LANDING: 3' 10" x 5' 06" (1.17m x 1.68m) Double-glazed window to the side aspect, carpet.


FRONT BEDROOM: 10' 04" x 12' 05" (3.15m x 3.78m) 2 x Sky-lights to front aspect, 2 x storage into eaves, radiator, carpet, spot lights.

SHOWER ROOM: 6' 08" x 5' 10" (2.03m x 1.78m) Double-glazed window to rear aspect, wash hand basin with mixer tap in vanity unit, mirrored bathroom cabinet with lighting, walk-in shower, spot lights, low-level flush water closet, and extractor.

REAR BEDROOM: 9' 09" x 7' 09" (2.97m x 2.36m) Double-glazed window to rear aspect, carpet, radiator, spot lights.



Total floor area 112.2 m² (1,208 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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