



Brunswick Grove

Friern Barnet, N11

# Brunswick Grove

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This beautifully presented four-bedroom semi-detached home offers bright, well-balanced living space, enhanced by a substantial rear extension that forms a brilliantly spacious open-plan kitchen and second reception area. A welcoming front lounge works perfectly as a formal sitting room or snug, while still flowing naturally into the main living area. The west-facing garden brings in wonderful afternoon light, and the convenience of off-street parking adds to the home's appeal.

Arranged over three floors, the property includes a smart loft conversion creating a private top-floor bedroom suite. The remaining bedrooms are generous, supported by two full bathrooms and additional WCs, making the layout ideal for families and entertaining alike.

A standout feature is the impressive brick-built outbuilding at the rear. Fully insulated and fitted with underfloor heating, electricity, bathroom plumbing and a kitchenette, it currently serves as a professional home office with a large reception area and separate room. Its quality and independence make it perfect as an annexe, studio, or creative workspace.

Overall, this is a versatile and inviting home that blends contemporary family living with excellent additional space.

LOCAL AUTHORITY: Barnet  
BAND: E  
TENURE: Freehold























































Approximate Gross Internal Area 1663 sq ft - 154 sq m  
(Excluding Outbuilding)

Ground Floor Area 865 sq ft - 80 sq m  
First Floor Area 462 sq ft - 43 sq m  
Second Floor Area 336 sq ft - 31 sq m  
Outbuilding Area 404 sq ft - 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



