



BELVOIR!

The Collection

**Minchenden Crescent, Southgate,
London**

 5  3  4

Offers in excess of £1,500,000

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Key Features

- Everything has been thought about!
- Five double bedrooms
- Three bathrooms
- 'Wow factor' family room
- Spacious lounge
- Child friendly design
- EPC rating C
- Freehold





This is a very clever house. The current owners designed it to be their forever home and so many of the niggling little things that most of us put up with in our homes, have been designed out. Beautiful, practical and future-proof.

This house has all the 'must haves':

- Five bedrooms - and they're all doubles.
- Two bathrooms - and a ground floor wet-room.
- Open-plan living - kitchen/ lounge/ diner is stunning and it has bi-fold doors all the way across the back and onto the patio area.

- Driveway parking for three cars

- Gorgeous garden - large patio area with grand steps leading up to the beautifully landscaped garden with large lawn, borders on both sides and a garden studio at the end . The mulberry tree is a particular favourite with the current owners, the fruit in summer is a delicious treat and the horizontal trunk and branches are safe and exciting for the kids to climb.

This house has so many the 'nice to haves':

- A utility room - no listening to the washing go round while you relax in this house.
- A separate child-free room - there's a lovely bright reception room to the front.
- A dedicated work from home space - hidden

where the garage used to be is the study. This could also be used as a bedroom/ granny room as the ground floor shower room is right next door.

- A porch - good to have for so many reasons.

- Good storage - There's good space under the stairs, in the eaves of the main bedroom, and next to the garden office/gym.

And this house ticks off more items on the dream list than you could hope for:

- A gym - outside in the garden is a spacious office/ gym with power.

- Underfloor heating downstairs - no more moving furniture around to avoid blocking radiators

- Eye level oven and microwave - no more bending down to check on your foods progress.

- A boiling water tap - no more de-scaling the kettle and more worktop space (and it's child safe)

- All heating and hot water controlled by the NEST mobile phone app.

- Hard wired surround system and ceiling speakers in the lounge

- Garden and driveway have taps and sockets - no more trailing cables through open doors or windows.







But what makes it clever?

Well, the current owners have identified those little things we just put up with and designed them out:

- Low level seating at the kitchen island so children and adults can comfortably sit together.

- Eye level sockets for TV's in every (almost) room, so no cables and no cable tidies.

- Take a closer look at the bedroom pictures, there are no lamps. This is because, there are light switches next to every bed, just like being in a hotel!

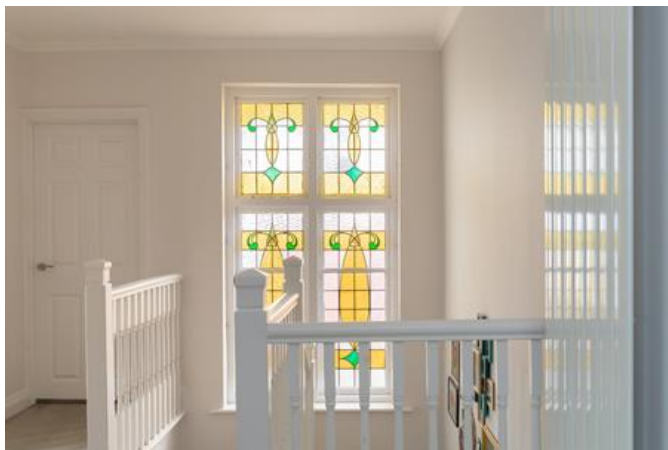
- The Belvoir favourite - the shower controls for the cubicles are at the entrance so, never again will you need to run away from that freezing cold spray of water when your first turn the shower on.

- Recessed storage sections in shower cubicles and alongside the bath, so no more unsightly arrangements of bottles on the floor or getting gunky by the taps.

- Scratch and heat resistant kitchen worktop - No knife marks and you can put your hot pans where you like.

- WiFi boosters on every floor so you'll never have to stand on one leg in the corner of the loft to get a signal again.

- A programmable irrigation and sprinkler system for the back garden, so no more standing in the garden with a hose late at night,



The attention to detail doesn't stop there, little additional niceties include the spotlights surrounding the original stained-glass window on the stairs to highlight the glorious colours both inside and outside, the chalk-board wall in the utility room so you can leave yourself notes, and all the fixtures and fitting are of the highest quality including Neff kitchen appliances.

The location is very family friendly. It's a very quiet, tree-lined street with a real community feel including two WhatsApp groups and the occasional street party. It's in the catchment area of good local schools including Walker's Primary School and Ashmole Secondary School.

It is handily close to the Walkers cricket ground if you're a cricket fan or Arnos and Broomfield parks if you just want some fresh air, greenery and a play on the swings.

Southgate and Arnos Grove tube stations are within walking distance as are the shops, cafe's and eateries on Chase Side. There's also a very nice restaurant or two closer to home on the High Street.







