

THE MEADWAY

THOMAS
JAMES



Southgate - N14
£1,400,000 Freehold

This substantial four bedroom Arts & Crafts style link-detached property is located on a premier street in Southgate, within easy walking distance of the town centre shops and Piccadilly Line station. It has a wonderful southwest-facing garden, an integral double garage, a large block-paved drive.

4 Bedrooms
2 bathrooms
Linked Detached
Freehold
CT band: G Enfield
EPC rating: E

Situated on the desirable Meadway Estate, between the High Street and Grovelands Park, this handsome house has 2,052 sq ft of internal space and a wide garden. The property has great kerb appeal, with the generous proportions and attractive features typical of Arts & Crafts architecture, including neat brickwork, a wide sheltered porch, timber beams, and leaded windows.

by appointment only
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This distinctive style continues into the interior, where the large reception hallway and staircase feature a wood floor, carefully crafted beams, cornicing and panelling, an original brick fireplace and windows with leaded lights. The remainder of the house has a more modern feel, combining contemporary décor whilst retaining the original character of the property.

The ground floor has lots of lateral space, with five rooms and a door to the double-length internal garage. The spacious main living room at the rear is a relaxing retreat with a fireplace, a wood floor with underfloor heating, and a wide bay with French doors that provide great garden views and access to the paved terrace which has an electric awning. To either side of this room are the dining room (which has an original brick fireplace and wide window with leaded lights) and the kitchen and conservatory.

The kitchen has extensive bespoke cabinetry including a central island/breakfast bar, and both a wide opening and a door to the conservatory which is the ideal spot to relax. There also an office on this floor.

All four bedrooms on the first floor are doubles with built-in storage. The main bedroom, which overlooks the garden, has a wall of fitted wardrobes and an en suite shower room. The main bathroom is generously sized and has hotel-style décor with fully tiled walls and chrome fittings and downlighters, and is fitted with a bath and overhead shower, and a freestanding washbasin and WC. Two windows provide excellent natural light and ventilation.



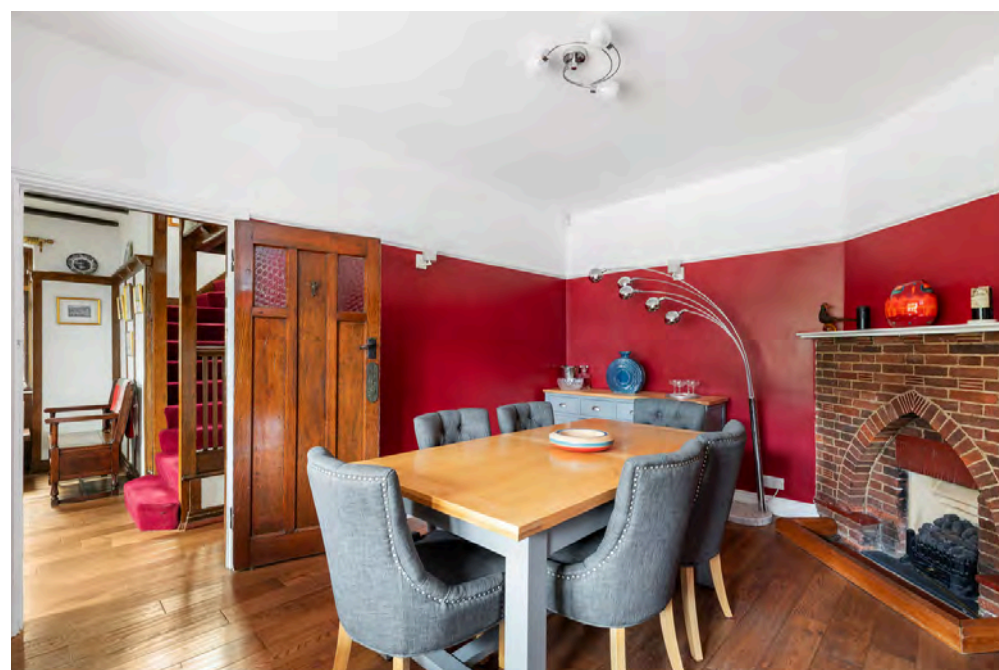
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The property is set back from the road behind a low wall and block-paved drive. The integral garage has traditional double doors at the front, an internal door, and a rear door to the back garden. The delightful c.61ft by 51 ft garden is ideally orientated, facing southwest and enjoying day long sun. Beautifully landscaped, the large lawn is surrounded by areas of interest including low walls, raised beds, mature plants and shrubs, specimen trees, a pond, and a wandering path. It has an open aspect, with privacy and a green backdrop provided by neighbouring trees.

The town centre of Southgate with its thriving High Street lined with shops, services, and tube station is just over half a mile away.

Southgate station has fast, direct Piccadilly Line services to the West End (Leicester Square c.30 minutes) and beyond, with the Heathrow airport terminals at the end of the line. It's part of the night tube network, with a 24-hour service on Fridays and Saturdays.

There are plenty of parks and green spaces nearby. the nearest is Grovelands Park a mere five minutes' walk away. This Green Flag oasis has grassland and mature trees, sports courts, playgrounds and a café.



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Links

[Property walk through by Thomas James >](#)

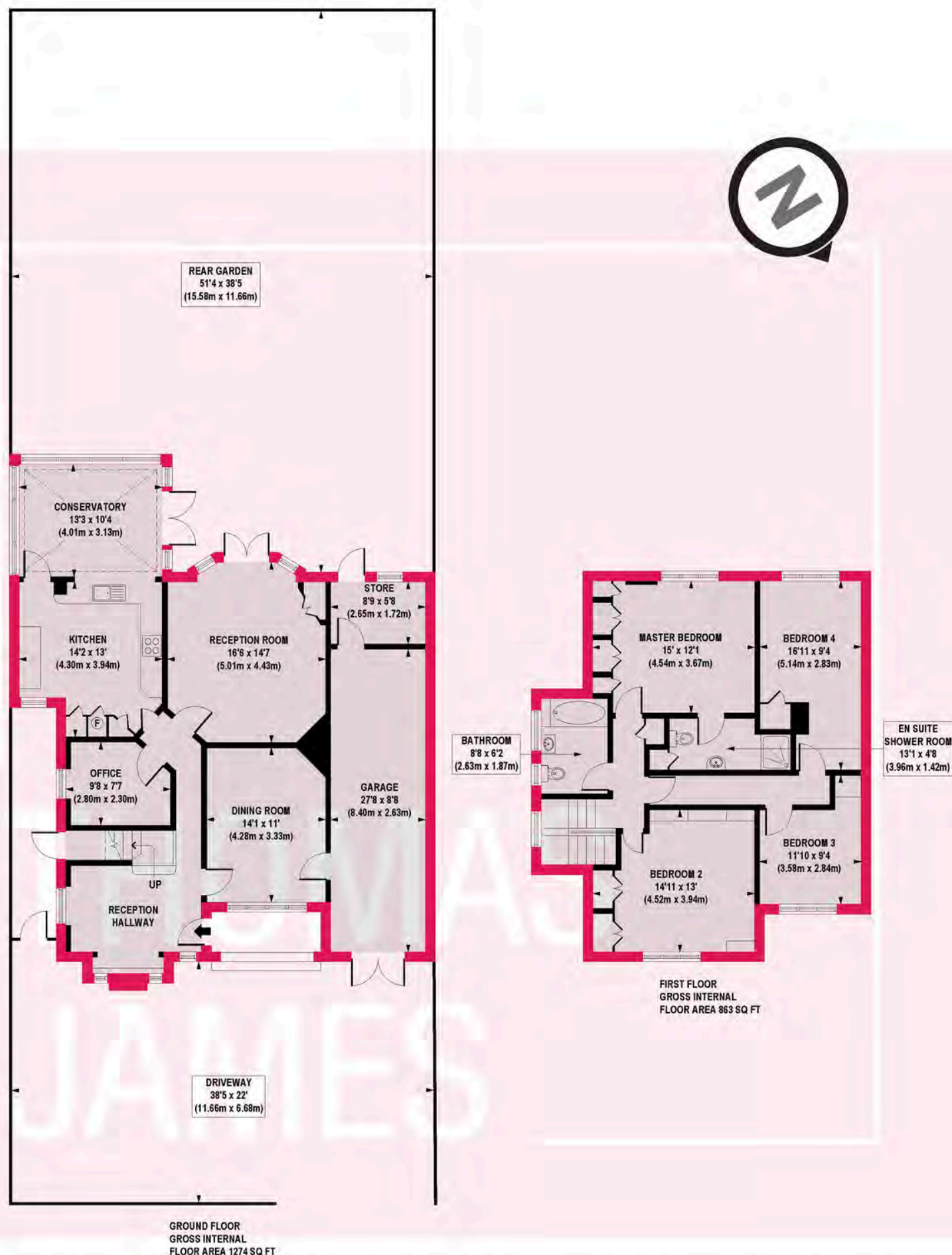
[Location >](#)

[Transport >](#)



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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APPROX. GROSS INTERNAL FLOOR AREA 2137 sq. ft / 198.50 sq. m (Including Garage & Store)
APPROX. GROSS INTERNAL FLOOR AREA 1829 sq. ft / 169.96 sq. m (Excluding Garage & Store)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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