



Meadowcroft Road, Palmers Green, London, N13

Under Offer (SSTC)
£725,000 (Freehold)





An imposing Four bedroom, Two bathroom Edwardian Home. Occupying 1700 sq.ft of living space, arranged over three floors, and an exceptional rear garden in a great location

Nestled on the charming Meadowcroft Road in Palmers Green, London, this mid-terrace house offers a delightful blend of spacious living and period charm. Spanning an impressive c.1,700 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The two reception rooms provide ample space for relaxation and entertaining, while the loft conversion, complete with an en-suite bathroom, adds a touch of luxury and versatility.

Although the property retains some lovely period features, it presents an exciting opportunity for modernisation, allowing you to tailor the space to your personal taste and lifestyle. The three bathrooms ensure convenience for family living, accommodating the needs of a busy household.

The large garden is a standout feature, offering a private outdoor retreat perfect for summer gatherings, gardening, or simply enjoying the fresh air. The excellent location enhances the appeal of this home, with easy access to the vibrant areas of Winchmore Hill, Southgate, and Palmers Green. Here, you will find a variety of shops, restaurants, and parks, making it a wonderful place to live.

This property is not just a house; it is a canvas for your vision, set in a desirable neighbourhood that combines the best of suburban living with urban convenience. Whether you are looking to invest or create your dream home, this property is a must-see.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E

Front Garden

Boundary wall, block paved driveway with original mosaic tiled path, gas meter. door to:

Porch

UPVC double glazed doors and windows to front aspect, door to:

Hallway

Original stained glass hardwood door and windows to front aspect, electric meter and fuse box, original coving to ceiling, radiator, original stairs to first floor, including Newel post, spindles and bannister, under stairs storage, doors to:

Through Lounge

Double glazed box bay window to front aspect, original coving, x2 double radiators, UPVC double glazed double doors to lean-to, built in lift, to bedroom 3.

Morning Room

Window to rear aspect, built in storage, access to:

Kitchen

Double glazed windows to side and rear aspect, matching wall and base units with roll top work surfaces over, plumbed space for washing machine, stainless steel sink and double drainer with mixer tap, plumbed space for dishwasher, 5-ring gas hob with extractor hood over integrated electric oven, space for fridge freezer, tiled splash backs, wall mounted Vaillant ecoTEC plus 618 boiler, UPVC opaque door to:

Lean-to

Aluminum framed door and window to rear aspect, ample storage, space for additional appliances, door to:

Shower Room

Double glazed window to side aspect, hand basin, low flush w/c, walk in electric shower, wall mounted fan heater, part tiled.

First Floor Landing

Stairs to first floor, doors to remaining rooms:

Bedroom 2

Double glazed box bay window to front aspect, radiator, coving to ceiling





Bedroom 3

Double glazed window to rear aspect, radiator

Bedroom 4

Double glazed window to front aspect, radiator

Bathroom (Wet room)

Double glazed opaque window to rear aspect, hand basin with mixer tap, low flush w/c, heated towel rail. Walk-in shower, with low-level, retractable shower screen, fully tiled

Stairs to 2nd floor

Bedroom 1

Double glazed window to rear aspect, Velux window to front aspect, built in kitchenette area to include low level fridge, stainless steel sink and drainer with mixer tap, 2-ring electric hob with extractor hood over, shelved storage, radiator, eaves storage, door to:

En-Suite

En-suite double glazed opaque window to rear aspect, hand basin with mixer tap and storage under, low flush w/c, walk-in shower, heated towel rail, spotlights, fully tiled.

Garden

Mainly lawn, with patio path, garden shed with selection on mature trees.

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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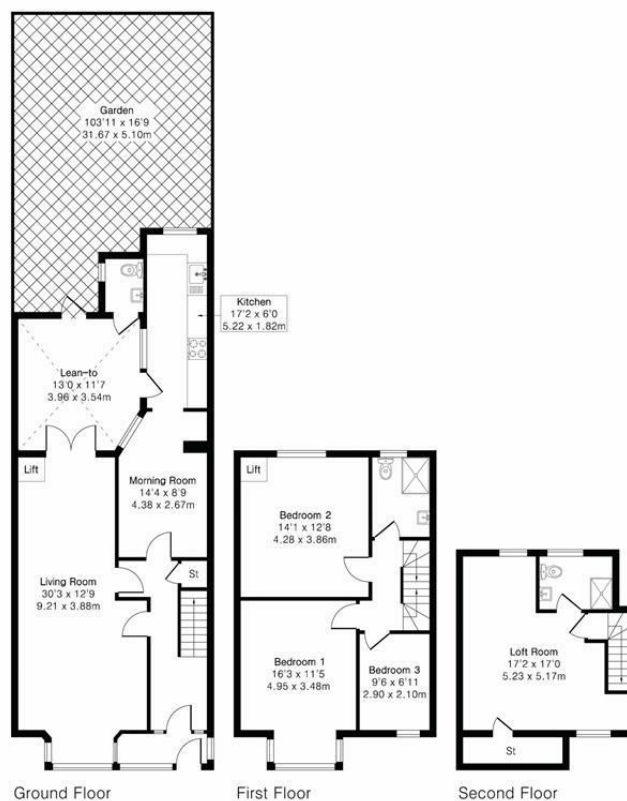


Approximate Gross Internal Area 1716 sq ft - 160 sq m

Ground Floor Area 882 sq ft – 82 sq m

First Floor Area 523 sq ft – 49 sq m

Second Floor Area 311 sq ft – 29 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.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E