



Offers in the region of £1,750,000

TENURE : FREEHOLD

Parkway, London, N14

Bedrooms : 6

Bathrooms : 2

Reception Rooms : 3

**Fabulous Detached Gated
Family Home**

Over 3800sqft

6 Bedrooms

Opposite Grovelands Park

4 Reception Rooms

**Double Garage and Gated
Driveway**

Addison Townsend

155 High Street, Southgate, London, N14 6BP

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ADDISON TOWNSEND
PROPERTY PROFESSIONALS



Addison Townsend are delighted to offer this stunning six bedroom detached house situated on one of Southgate's most sought after roads in the desirable Meadway Estate. This beautifully presented family home offers in excess of 3800 square feet of living space.

On the ground floor you are greeted by a welcoming entrance hall which leads to a beautiful contemporary kitchen/breakfast room, a dining room, two other well proportioned and versatile reception rooms and a study. To complete this floor there is a guest cloakroom and utility room. To the first floor there are six bedrooms accessed off a beautiful landing, the master bedroom offers an en suite bathroom. There is also a family bathroom which has recently been refitted

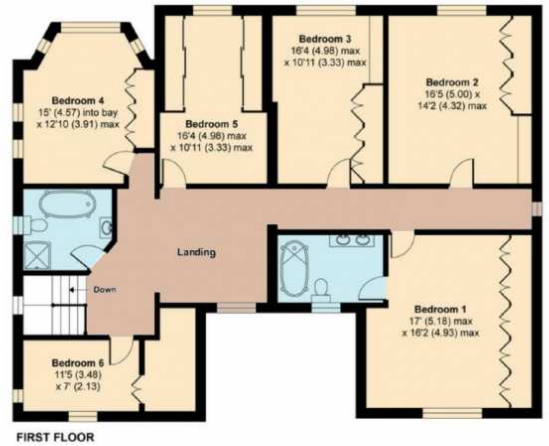
Externally the property offers a sizeable, mature rear garden primarily laid to lawn with shrub and tree borders, terrace and side access. To the front of the property there is a double garage and large driveway providing off-street parking for numerous vehicles with electric gate.

An ideal family home, the house is located within the catchment area of Walker Primary and St. Andrew's CofE school as well as Ashmole Academy, St. Monica's RC Primary school and within easy reach of Palmers Green School, Keeble Prep & Grange Park Prep schools. A short walk from the property is central Southgate with a large array of shops and amenities including M&S Foodstore and rail links into London via Southgate Underground station (Piccadilly). The house is conveniently located a few moments from Grovelands Park offering plenty of green space and leisure facilities. There is also ease of access to both the A10 & A406 providing road links across the Borough and North London. This house is a must see and should not be missed. Viewings are strictly by appointment only.



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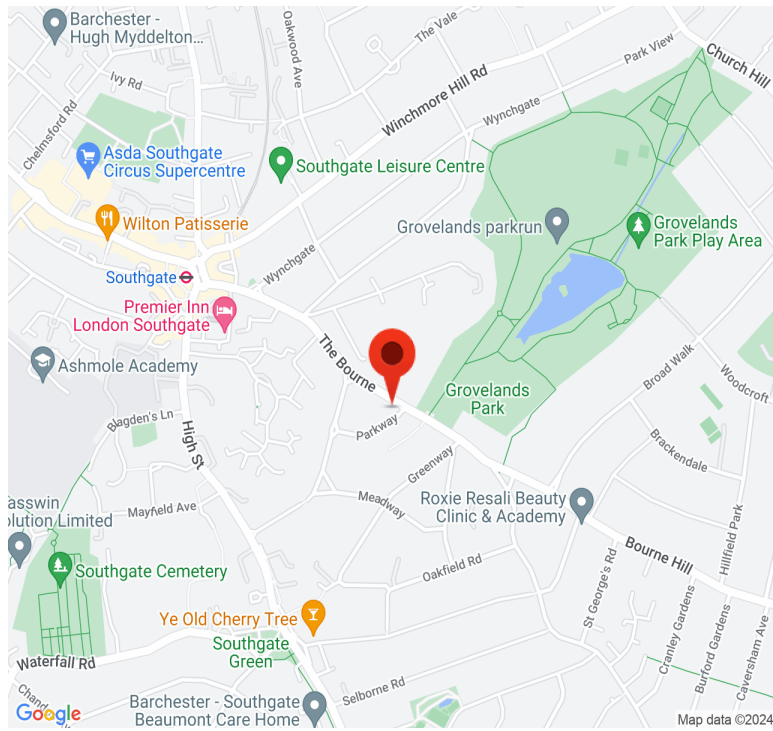


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Approximate Area = 3408 sq ft / 316.6 sq m
 Garage = 409 sq ft / 37.9 sq m
 Total = 3817 sq ft / 354.5 sq m
 For identification only - Not to scale

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchcom 2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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