



Bourne Avenue, N14

£1,800,000

Havilands

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- Four Bedroom Detached House
- Chain Free
- Two En-Suite Bathrooms
- Off-Street Parking (Garage & Driveway)
- Mature Westerly Facing Rear Garden
- Within Catchment of Walker & Osidge Primary Schools
- Within Catchment of Ashmole Academy
- Walking Distance to Southgate Underground Station (Piccadilly)
- Grovelands Park Nearby
- Local Shops & Amenities inc. Asda Within Easy Reach



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



1930s Arts & Crafts Family Showpiece | 2,688 Sq Ft | Planning Approved | £50K Garden | Prime Southgate Road

A rare opportunity to own a character-rich family home in the prestigious Meadway Estate, just 5 mins from Southgate Station and local parks. This elegant 4-bed linked-detached home offers over 2,200 sq ft of internal space plus a high-spec garden studio, with planning approved to expand to over 3,000 sq ft.

Inside, the home balances period charm with tech-driven convenience — including Cat6 cabling, underfloor heating, luxury blinds, and designer kitchen and bathrooms with Miele/Siemens appliances and Gessi fittings.

The rear garden is a showpiece in itself — professionally landscaped with mood lighting, a modern patio, and an insulated studio ideal for WFH, a gym, or teen retreat.

Approved plans (2023) allow for a large rear extension, loft conversion, and garage transformation — unlocking future value.

Located in top school catchments (Ashmole, Walker) and near Grovelands Park, this is a rare mix of style, scale, and long-term potential.

Contact us today to book a private viewing.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band (£3606.70 25/26)

EPC Rating: Current 65(D); Potential 82(B)

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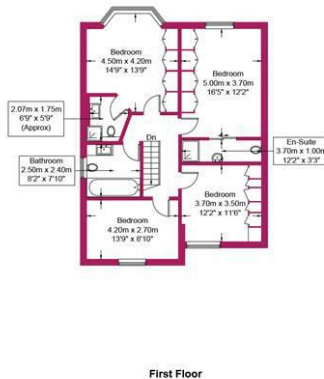
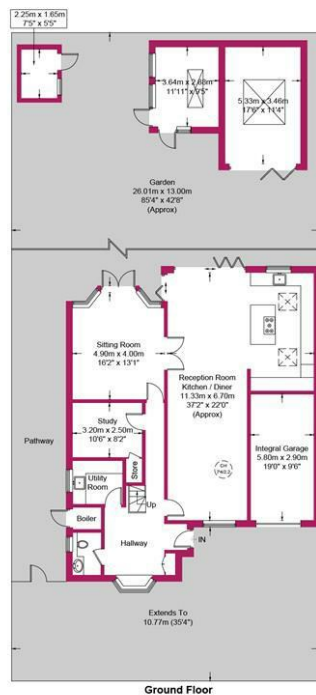
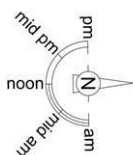


## Bourne Avenue

Approximate Gross Internal Area = 2688 sq ft / 249.7 sq m

Outbuildings = 372 sq ft / 34.6 sq m

Integral Garage = 181 sq ft / 16.8 sq m



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**

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come by and meet the team

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