



Meadowcroft Road, Palmers Green, London, N13

Available

£935,000 (Freehold)





A handsome five bedroom, two bathroom Edwardian family home, offering just under 2,000 sq. ft. of elegant living space arranged over four floors, with an exceptional 90 ft. rear garden.

Tucked away on the border of Palmers Green and the highly sought-after Winchmore Hill, this handsome Edwardian family home unfolds across four beautifully balanced levels and just under 2,000 sq ft, marrying generous proportions with genuine period character and everyday versatility.

A useful cellar occupies the lower ground floor, ideal for storage or future conversion. The ground floor welcomes you through a charming hallway with original 1910 tessellated tiles and a delicate stained-glass window, leading into a generous through-lounge with a working open fireplace, flowing into a sunlit, inviting kitchen/diner that opens onto the garden — the perfect backdrop for effortless family living and entertaining.

The first floor hosts three comfortable bedrooms and a family bathroom, while the top floor offers two further doubles and an additional bathroom — a flexible layout ideal for growing families or guests. Period detail remains a defining feature throughout, from exposed floorboards to ornate fireplaces, while the home also offers exciting scope for modernisation to suit personal taste. To the rear, a mature 90ft garden provides a peaceful, leafy retreat, complemented by the practicality of off-street parking.

Close to a good choice of well-regarded schools, including St Paul's CofE, St Monica's Catholic and Highfield Primary Schools, and Winchmore Secondary. Winchmore Hill and Palmers Green stations (Moorgate approx. 25 mins) are both within easy walking distance, while the A10 and A406 offer swift road links across North London.

Owner's Insight

"We have loved raising our family here. The layout flows beautifully, allowing us to keep a watchful eye on the children while enjoying distinct spaces for different activities. With ample built-in storage and a garden that's light and peaceful all year round, this has truly been a wonderful home."

Tenure: Freehold

Local Authority: Enfield

Council Tax: Band E

Front Garden

Boundary wall with driveway, featuring the original mosaic tiled path and housing the gas meter. Door to:

Inner Hallway

Original stained glass hardwood door and windows to front aspect, radiator, and original staircase to the first floor featuring Newel post, spindles, and bannister. Doors to:

Through Lounge

Double glazed box bay window to front aspect and UPVC double glazed window to rear, with original coving, feature fireplace, two double radiators, underfloor insulation, picture rail, dado rail and central ceiling rose. Doors to:

Cellar

The property benefits from a cellar, providing useful storage space, housing two electric consumer units and the gas meter.

Kitchen and Dining Room

Double glazed windows to the side and rear aspect with a half-glazed PVC door to side access. The kitchen is fitted with matching wall and base units with worktop surfaces over, stainless steel single and double drainer sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, a double oven gas cooker, and a chimney-style extractor hood.

Garden

The garden is mainly laid to lawn with a patio path, complemented to the rear by a small section of hardstanding with garden shed and a selection of mature trees.

First Floor Landing

Stairs rising to the second floor, radiator, and doors leading to the remaining rooms.

Bedroom 1

Double glazed box bay window to front aspect, with additional single double glazed window, radiator, fitted wardrobe within alcove, feature fireplace, picture rail and inset spotlights.

Bedroom 2

Double glazed window to rear aspect, with dado rail and radiator.





Bedroom 3

Double glazed window to rear aspect, radiator, and picture rail.

Bathroom

Double glazed frosted window to side aspect, standing wash basin, low level WC, and bath with shower head attachment.

Second Floor Landing

Skylight, with handrail, decorative spindles and newel post designed in keeping with the property's original style.

Bedroom 4

Double glazed window to rear aspect, two Velux windows, ceiling spotlights, radiator and access to eaves storage.

Bedroom 5

Rear aspect double glazed window, ceiling spotlights, radiator and access to eaves storage.

Shower Room

Finished with tiled walls and flooring, towel rail radiator, wall-mounted sink with mixer tap, low level WC, extractor fan, shower and Velux window.

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Approximate Gross Internal Area 1942 sq ft - 180 sq m

Lower Ground Floor Area 144 sq ft – 13 sq m

Ground Floor Area 700 sq ft – 65 sq m

First Floor Area 692 sq ft – 64 sq m

Second Floor Area 406 sq ft – 38 sq m



Lower Ground Floor Ground Floor First Floor Second Floor

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