

Meadway, London, N1 4 6NL



Meadway

A Stunning 4-Bedroom Detached Family Home in the Prestigious Meadway Estate - Nestled in the highly sought-after Meadway Estate, this elegant 4 double-bedroom detached home offers over 2,700 sq. ft. of refined living space. Just moments from Grovelands Park and Southgate Underground Station (Piccadilly Line), this property seamlessly combines convenience with tranquillity. With an impressive 150-ft garden, a full-width rear extension, and beautifully appointed interiors, this home presents an exceptional opportunity for families seeking space, comfort, and luxury.

Grand Entrance & Versatile Living Spaces - A spacious and welcoming entrance hall greets you, offering ample space for coats and shoes. To the left, a bright and airy reception room features a large bay window that floods the space with natural light. This room seamlessly connects to a second reception room via a charming set of double doors, offering flexible living and entertaining options. Both rooms boast elegant detailing, high ceilings, and premium finishes.

To the rear, a spectacular full-width extension has transformed the home, creating an open-plan kitchen and dining area. This luxurious space is centered around a premium Hungerford kitchen, complete with sleek cabinetry, quartz countertops, top-of-the-line appliances, and a stylish island with breakfast bar seating. Underfloor heating ensures year-round comfort, while large bi-fold doors open onto the garden, allowing for seamless indoor-outdoor living.

A versatile third reception room, ideal for use as a home office, playroom, or additional lounge, enhances the functionality of the ground floor. A convenient guest W/C and a separate utility room—offering additional storage and direct access to the 18-ft garage - complete this level.

Spacious Bedrooms & Luxurious Loft Conversion - The first floor hosts three generously sized double bedrooms, each thoughtfully designed to maximize space and comfort. The two largest bedrooms benefit from built-in wardrobes, providing excellent storage solutions. The rear-facing bedroom offers the added luxury of an en-suite bathroom, complete with contemporary fittings and a sleek shower enclosure. A spacious family bathroom, featuring a bathtub and separate shower, along with an additional W/C, serves the remaining bedrooms.

Ascending to the top floor, the impressive loft conversion reveals a stunning fourth double bedroom. This private sanctuary boasts a modern en-suite bathroom, a walk-in wardrobe, and breathtaking views over the expansive garden and surrounding greenery. Additional eaves storage provides extra practicality, making this space both functional and stylish.

Enchanting Garden & Outdoor Oasis - Stepping outside, the beautifully landscaped 150-ft garden offers a private and serene retreat. A well-maintained lawn, mature trees, and carefully curated planting create a picturesque setting for outdoor relaxation and entertaining. A spacious patio area is perfect for alfresco dining, while a charming wooden summer house provides valuable additional storage or potential for a garden office or studio.

Prime Location – A Perfect Blend of Convenience & Lifestyle - Situated in the heart of Southgate, this exceptional home benefits from a wealth of amenities just moments away. Southgate Circus and Cannon Hill Parade offer an array of shops, cafés, and restaurants, catering to all tastes and lifestyles. For those who enjoy the outdoors, Grovelands Park and Broomfield Park provide stunning green spaces with picturesque walking trails, lakes, and excellent recreational facilities.

Families will appreciate the proximity to outstanding primary and secondary schools, ensuring excellent education opportunities. Commuters are well-served by Southgate Underground Station (Piccadilly Line), offering quick access to central London, while Palmers Green Station provides direct rail services to Moorgate.

A Rare Opportunity to Secure a Dream Home - This outstanding property in one of Southgate's most desirable residential areas offers an unparalleled combination of space, elegance, and convenience. Thoughtfully extended and meticulously maintained, it is move-in ready and waiting for its next owners to enjoy.





























Approximate Gross Internal Area 2704 sq ft - 251 sq m

Ground Floor Area 1258 sq ft – 117 sq m

First Floor Area 743 sq ft – 69 sq m

Top Floor Area 332 sq ft – 31 sq m

Outbuilding Area 371 sq ft – 34 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G
Local Authority – Enfield

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