



# Meadowcroft Road, N13

£975,000

**Havilands**

the advantage of experience



- Five Double Bedroom Edwardian House
- Original 1910 Tessellated Tiled Hallway and Footpath
- Off-Street Parking
- Approx 90' Mature Rear Garden
- Walking Distance to Winchmore Hill & Palmers Green Mainline Stations (Moorgate approx 25 mins)
- Within Catchment of Highfield, St. Paul's CofE & St Monica's Catholic Primary Schools
- Original Period Features Throughout
- Prestigious Grovelands Park Nearby
- Local Shops & Amenities inc. Sainsburys & Waitrose within Walking Distance
- Potential to Extend (STPP)



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



Havilands are delighted to offer For Sale, this well presented FIVE DOUBLE BEDROOM HOUSE on Meadowcroft Road, N13. Located on the borders of Winchmore Hill & Palmers Green, the property offers 1938sqft of living space across four floors and is comprised of:

- 2nd Floor: Two Bedrooms & Bathroom
- 1st Floor: Three Bedrooms & Bathroom
- Ground Floor: Through-Lounge & Kitchen/Diner
- Lower Ground: Cellar

The property benefits from a mature rear garden extending to approx 90' in length and off-street parking. Boasting original features throughout such as 1910 tessellated tiles, an original stained glass window, a working open fireplace and exposed original floorboards. An ideal family home, the house falls within the catchment area of St. Paul's CofE & St Monica's Catholic and Highfield Primary Schools in addition to Winchmore Secondary School. Independent schools including Palmers Green High School are also within close proximity of the property.

The house affords ease of access to both the A10 & A406, both providing excellent road links across the Borough and into central London. Within walking distance of the property are both Winchmore Hill & Palmers Green Mainline Stations offering direct rail links to central London (Moorgate approx 25 mins) with connections to Overground, Underground & Thameslink services.

Nearby is plenty of green space with both Firs Farm Wetlands & the prestigious Grovelands Park both within walking distance of the house, with the latter offering a wide range of social and leisure activities throughout the year.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band E (£2644.91 25/26)

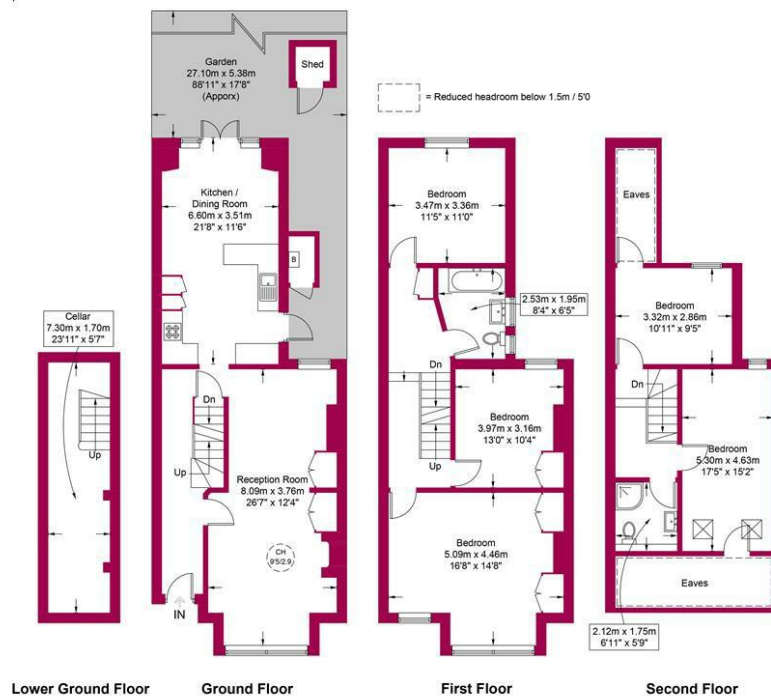
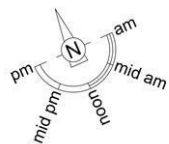
EPC Rating: Current 44(E); Potential 71(C)

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## Meadowcroft, N13

Approximate Gross Internal Area = 1938 sq ft / 180.1 sq m

Restricted Height = 117 sq ft / 10.9 sq m



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>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.



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Measurer**

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come by and meet the team

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