



14

— BOURNE AVENUE —

Luxurious detached residence with advanced technology and landscaped gardens on Meadway Estate.

FOUR-BEDROOM RESIDENCE

Set on the highly desirable Meadway Estate, this outstanding four-bedroom detached residence on Bourne Avenue, N14 offers an exceptional blend of contemporary design, cutting-edge technology, and beautifully curated living space, perfectly suited for modern family life.



OVERVIEW:

- 4 bedroom
- 3 bathrooms
- Detached freehold house
- Offered on a chain free basis
- Off street parking
- Modern open plan kitchen & living room
- Situated on the ever so popular Meadway Estate
- Excellent condition with intergrated Miele appliances
- Just moments to Grovelands Park
- Easy access to A10, A406 & M25
- Large garden



Extensively remodelled and upgraded by the current owners, the property has been finished to an exacting standard throughout.

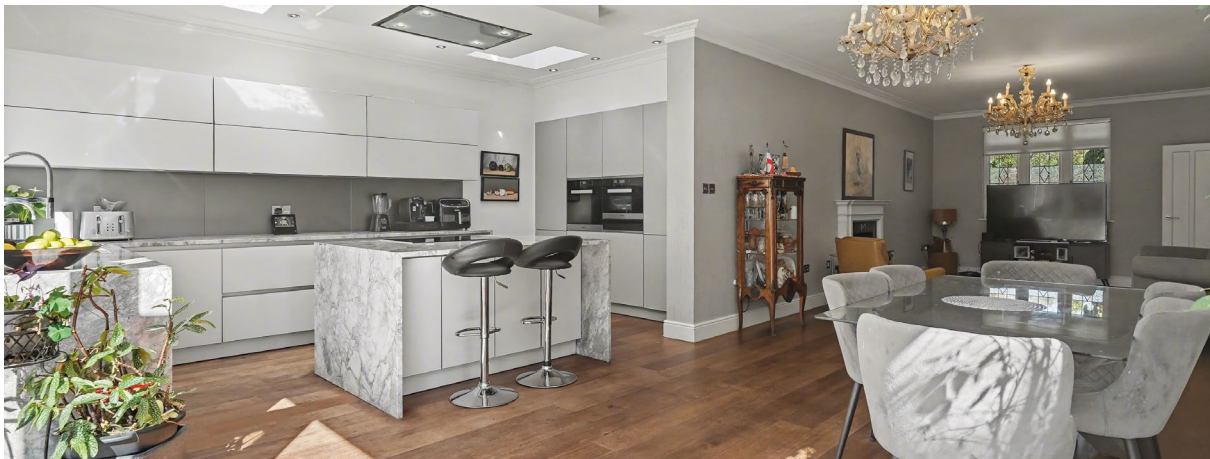
A spacious and welcoming entrance hallway provides access to all principal rooms, immediately setting the tone for the quality and attention to detail found across the home.

The elegant lounge, complete with a feature fireplace and bespoke detailing, flows seamlessly into an impressive open-plan kitchen/dining/family space. Here, large bi-fold hardwood doors open onto the garden, creating a wonderful indoor-outdoor connection and allowing natural light to flood the space.



The kitchen is a true centrepiece, featuring a high-spec German-designed layout with sleek cabinetry, Brazilian quartz worktops, and a comprehensive suite of integrated Miele appliances, complemented by additional premium fittings including a wine fridge, Quooker hot water tap, and statement island with induction hob and ceiling extractor. Skylights above further enhance the sense of light and space, making this an ideal area for both everyday living and entertaining.

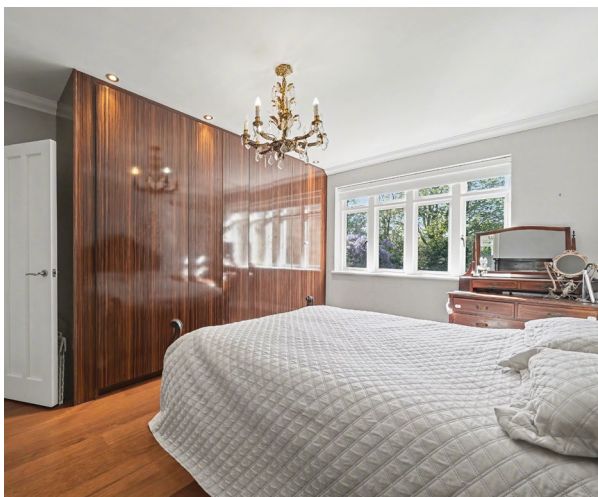




A second reception room provides additional flexibility, featuring refined LED lighting and direct access to the patio via hardwood French doors. The ground floor also includes a well-appointed study with bespoke fitted shelving, a utility room with matching finishes, and a stylish cloakroom fitted with designer sanitaryware.



Upstairs, the property offers four generously sized bedrooms, including two with luxurious en suite bathrooms, alongside a beautifully finished family bathroom. The principal suite is particularly impressive, benefitting from bespoke fitted wardrobes and a high-end en suite with premium fixtures, porcelain tiling, underfloor heating, and a remote-controlled skylight. All bathrooms throughout the home are fitted with quality sanitaryware, including designer basins, contemporary fittings, and elegant finishes.





The home is equipped with an extensive range of modern features, including a full CCTV system with remote access, a commercial-grade alarm system, Cat6 ethernet cabling to every room, and wireless-controlled elements such as underfloor heating and window blinds. High-quality hardwood flooring runs throughout the majority of the property, complemented by solid hardwood internal doors, further emphasising the craftsmanship and specification.

Externally, the property continues to impress. A block-paved driveway provides off-street parking for multiple vehicles and is complemented by a covered porcelain-tiled porch with sensor lighting. The rear garden is beautifully landscaped and thoughtfully designed, featuring a porcelain-tiled patio, external lighting, power supply, and water points. Mature planting provides privacy and a tranquil setting, while at the far end of the garden sits an excellent-sized summer house with double-glazed bi-fold doors and electric heating, ideal for use as a home office, gym, or additional entertaining space.



Valuable information

EDUCATION:

🎓 Walker Primary School
0.3 miles

🎓 St Anne's Catholic School for girls
1.1 miles

🎓 St Monica's Primary School
0.5 Miles

🎓 Hazelwood Primary School
1.2 mile

🎓 Ashmole Academy
0.4 miles

TRANSPORTATION:

Southgate Underground Station (Piccadilly Line) is also just minutes away, providing direct and efficient access into central London, making it an excellent choice for commuters.

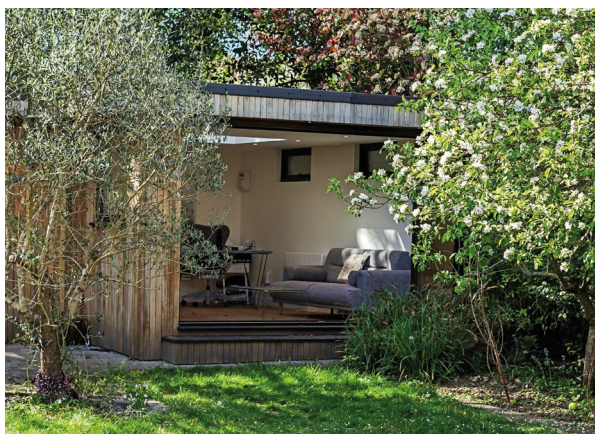


LOCATION:

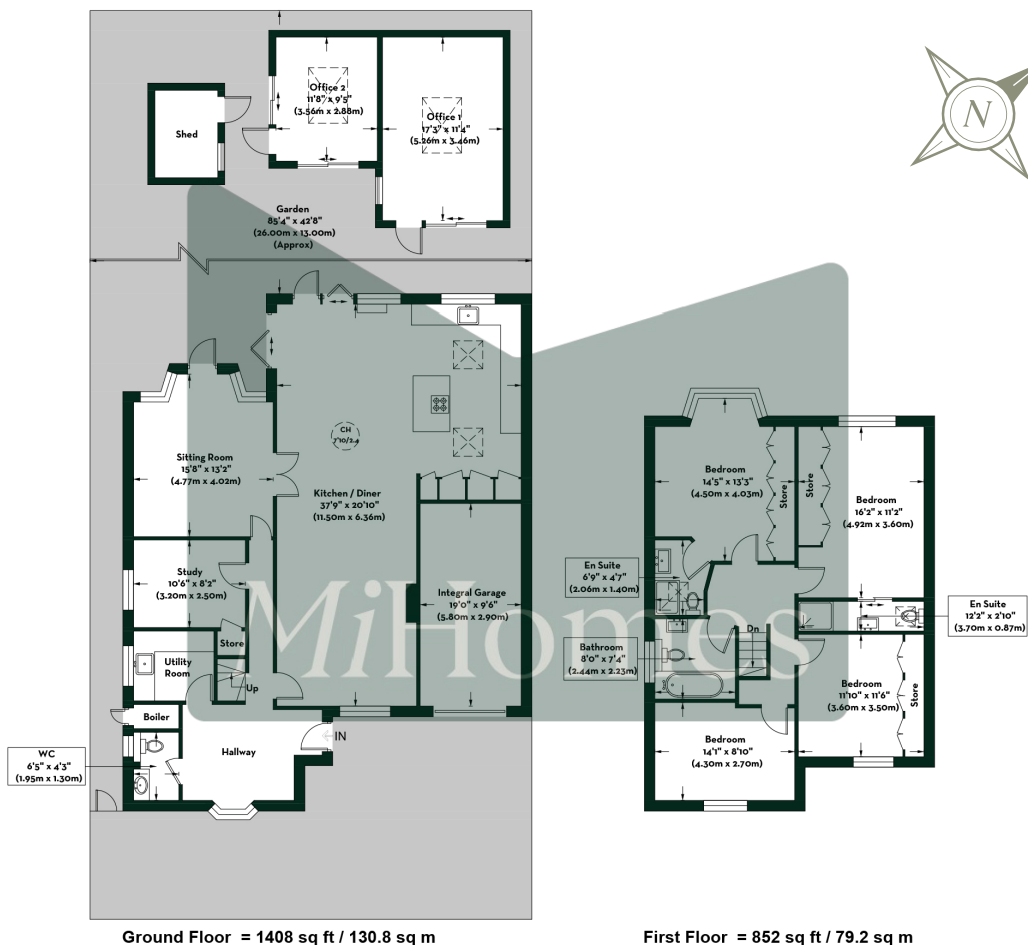
Bourne Avenue sits within the prestigious Meadway Estate, widely regarded as one of Southgate's most desirable residential locations. Known for its attractive detached homes, quiet tree-lined streets, and strong sense of community, the area continues to be a prime choice for discerning buyers.

The property is ideally positioned within a short walk of Southgate Circus, offering a range of shops, cafés, restaurants, and everyday amenities. For those who enjoy green open spaces, Grovelands Park is nearby and offers a picturesque setting with its historic house, lake, and expansive parkland, perfect for walking, leisure activities, and family outings. In addition, Winchmore Hill Green is within easy reach, providing a charming village atmosphere with boutique shops, independent cafés, and a selection of highly regarded local pubs and restaurants.

The area is particularly popular with families due to its excellent selection of well-regarded schools. Sought-after options include Walker Primary School and Ashmole Academy, both of which enjoy strong reputations and are frequently in high demand for catchment, further enhancing the long-term appeal of this exceptional location.



Floorplan:



14 BOURNE AVENUE, LONDON, N14 6PD

- EPC rating: D
- Council tax band: G
- Freehold
- Approximate gross internal floor area: 2260 sq ft / 210 sq m
- Office/Shed: 359 sq ft / 33.4 sq m
- Total: 2619 sq ft / 243.4 sq m (Excluding boiler)

This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1295441)



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5 Reasons you can trust us to
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01

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02

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national average of over 35%

03

An average of 9 weeks
between sale agreed
and completion

04



Outstanding client service
(4.9/5 stars from over 470
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05

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generated solely by
recommendations

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dream a reality. Let's talk.