



NORMAN WAY, N14  
**£825,000 FREEHOLD**

**AN EXCELLENT OPPORTUNITY FOR THOSE SEARCHING  
 FOR A CHARACTERFUL FAMILY HOME IN A DESIRABLE  
 LOCATION TO MAKE THEIR OWN.**

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## DESCRIPTION:

A charming semi-detached family home situated in the desirable Meadway Estate, within easy reach of Southgate Tube Station (Piccadilly Line) and the popular Grovelands Park.

Offered for sale chain-free, the property retains some original features, including beautiful stained glass windows. The ground floor provides two spacious reception rooms and an extended kitchen/diner, with scope to reconfigure the layout for modern living. On the first floor, there are three well-proportioned bedrooms, a bathroom, and a separate WC.

Outside, the property boasts an impressive 109'9 long south-facing rear garden, offering ample space to relax and entertain during the summer months. A garden room has the potential to be utilised as a home office, games room, or gym with some adjustments. There is also a useful garage, accessed via a shared driveway.

While needing some modernisation, the property presents an excellent opportunity to create a home tailored to one's requirements. We highly recommend an internal viewing to fully appreciate the character and potential the property offers.

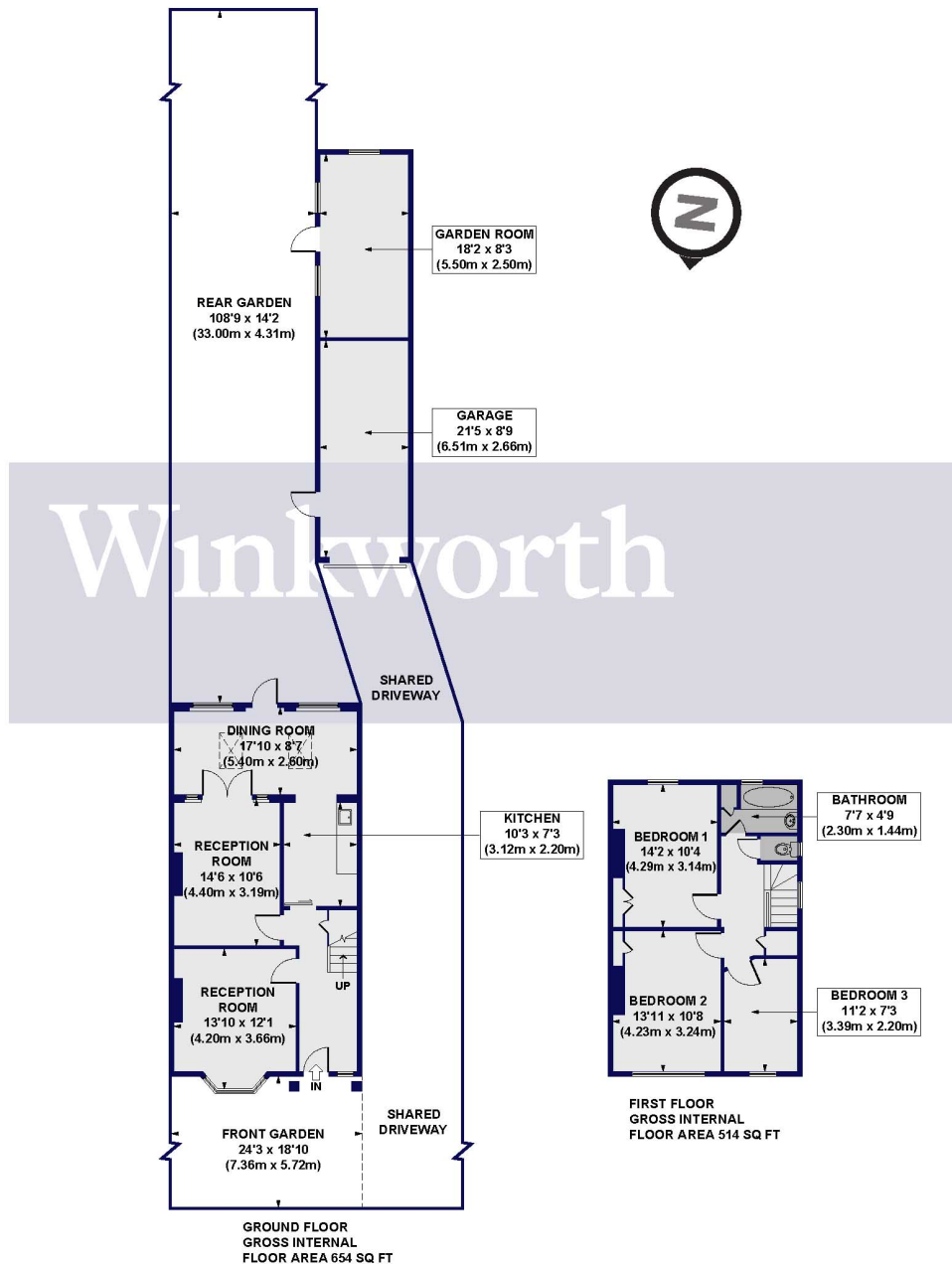




## Norman Way, N14

Approx. Gross Internal Floor Area 1515 sq. ft / 140.74 sq. m (Including Garden Room & Garage)

Approx. Gross Internal Floor Area 1168 sq. ft / 108.53 sq. m (Excluding Garden Room & Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	82 B
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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