



OLD PARK RIDINGS, N21 2EJ



£1,300,000 Freehold

- EDWARDIAN DOUBLE FRONTED DETACHED PROPERTY
- KITCHEN
- 6 BEDROOMS
- WEST FACING GARDEN
- CHAIN FREE
- 3 RECEPTIONS
- UTILITY
- FAMILY BATHROOM
- CELLAR
- OFF STREET PARKING

Property Details

Welcome to this charming Edwardian Arts and Crafts detached home located on Old Park Ridings, Winchmore Hill. Boasting 3,452 square feet of well-proportioned accommodation, this double-fronted residence combines period character with spacious living. Step inside to discover a dual aspect, generously sized lounge that fills with natural light, perfectly complemented by a formal dining room with direct access to a serene garden. A dedicated study offers a quiet retreat, while the well-laid-out kitchen and adjoining utility room cater to modern lifestyles. The first floor presents four comfortable double bedrooms alongside a family bathroom with a separate WC, ensuring practicality and style for family living. An additional two well-appointed bedrooms on the second floor provide flexibility, whether for guests, a home office, or extra storage. Additional features include a useful cellar ideal for storage, and outside, the rear garden extends approximately 80 feet, facing west and framed by mature flower and shrub borders – a delightful setting for outdoor relaxation. To the front, a brick-paved driveway offers ample off-street parking. Meticulously maintained yet awaiting a touch of modernisation, this property retains many of the original period features that have defined its enduring charm. This is a unique opportunity to acquire a character-filled home with plenty of potential to create your dream residence.



Approximate Gross Internal Area 3452 sq ft - 320 sq m

Cellar Area 712 sq ft – 66 sq m

Ground Floor Area 1151 sq ft – 107 sq m

First Floor Area 1049 sq ft – 97 sq m

Top Floor Area 540 sq ft – 50 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.

