



Old Park Ridings, London, N21 2EP

welcome to
Old Park Ridings, London

Barnfields present this elegant and substantial eight bedroom detached residence in a prominent location on a very large plot in one of N21's premier roads, backing onto Bush Hill Park Private Golf Course and within a short walking distance of Grange Park Rail Station (Moorgate Line) and Enfield Town shopping centre. Excellent schools including Grange Park Primary, Highlands School and both Grange Park and Keble Preparatory Schools are within easy reach.

This outstanding property must be viewed to be fully appreciated and just some of its many pleasing features include:-



Spacious Entrance Hall

Marble tiled floor, radiator.

Large Cloakroom / WC

Low flush WC, built-in sink unit with granite worktops, fully tiled walls, radiator.

Study

14' 8" x 11' 7" (4.47m x 3.53m)

Parquet floor, open to lounge, French windows to conservatory.

Lounge

39' x 18' 6" to extremes (11.89m x 5.64m to extremes)

Parquet floor, two radiators, handsome fireplace with inset gas living flame basket, two large bays.

Dining Room

15' 7" x 14' 3" (4.75m x 4.34m)

Marble tiled floor, radiator.

Sitting Room / TV Room

20' x 19' (6.10m x 5.79m)

Parquet floor, radiator, attractive gas coal living flame fireplace.

Kitchen

19' 6" x 12' 7" extending to 20' (5.94m x 3.84m extending to 6.10m)

Comprehensively fitted comprising base units with granite worktops, matching wall cabinets and display cabinets, inset gas hob unit with fume extractor hood over, built-in double oven, integrated dishwasher, inset stainless steel sink unit, marble tiled floor, radiator, French windows to garden.

Utility Room

17' 5" x 5' 9" (5.31m x 1.75m)

Base units with worktops, stainless steel sink unit, wall cabinets, plumbing for washing machine, vented for tumble dryer, door to garden.

Conservatory

28' x 14' 2" to extremes (8.53m x 4.32m to extremes)

Marble tiled floor, two sets of French windows onto lounge, double glazed French windows onto garden.

First Floor

Spacious Landing

Bedroom One

19' 6" x 13' (5.94m x 3.96m)

Fitted carpet, radiator. This room is dual aspect.

En-Suite Shower Room / WC

Large walk-in shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, radiator.

Bedroom Two

16' x 11' (4.88m x 3.35m)

Laminate floor, range of built-in wardrobe cupboards, radiator.

En-Suite Shower Room / WC

Shower cubicle, bracket wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, radiator, fully tiled walls.

Bedroom Three

18' 4" x 12' 7" (5.59m x 3.84m)

Dual aspect.

Laminate floor, radiator, range of built-in wardrobe cupboards.

Bedroom Four

16' x 8' 3" (4.88m x 2.51m)

Fitted carpet, three door built-in wardrobe cupboard, radiator.

Bedroom Five

19' 5" x 14' 4" (5.92m x 4.37m)

Laminate floor, range of built-in wardrobe cupboards, radiator.

Bedroom Six

20' x 19' to extremes (6.10m x 5.79m to extremes)

Dual aspect.

Fitted carpet, radiator, range of built-in wardrobe cupboards.

Family Bathroom / WC

Large walk-in shower cubicle, vanity wash hand basin with cupboards under, low flush WC (white suite), fully tiled walls, ceramic tiled floor, radiator.

Second Floor

Extremely Spacious Landing

Fitted carpet, radiator, access to remaining loft.

Bedroom Seven

19' 9" x 10' to extremes (6.02m x 3.05m to extremes)

Laminate floor, radiator.

Bedroom Eight / Cinema Room

31' x 27' 10" to extremes (9.45m x 8.48m to extremes)

Laminate floor, radiator, eaves cupboards, range of built-in wardrobe cupboards, ideal for home cinema.

Shower Room / WC

Shower cubicle, low flush WC, bracket wash hand basin with cupboards under, ceramic tiled floor, half tiled walls, radiator.

Outside

Front Garden

Comprises a sweeping carriage driveway with two sets of wrought iron remote controlled gates.

Double Garage

19' 2" x 17' (5.84m x 5.18m)

With up and over door, power and lighting.

Rear Garden

Approximately 100' x 90', mainly laid to lawn, flower and shrub borders.

Outside WC

Low flush suite, bracket wash hand basin.

Boiler House

With gas central heating boiler and megaflo system.

Outside Kitchen / Storage Space

17' 3" x 9' 7" (5.26m x 2.92m)

Stainless steel sink unit, base units, granite worktops, ceramic tiled floor. This building/kitchen is ideal for entertaining. The rear garden backs onto Bush Hill Park Private Golf Course.



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welcome to

Old Park Ridings, London

- Double Garage With Carriage Driveway
- 100' x 90' Rear Garden
- Three Reception Rooms
- Eight Bedrooms
- Two En-Suites Plus Three Further Bathrooms

Tenure: Freehold EPC Rating: Awaited

£2,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105434 - 0003

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Old Park Ridings, London, N21

Approximate Area = 5768 sq ft / 535.8 sq m
Limited Use Area(s) = 460 sq ft / 42.7 sq m
Garage = 321 sq ft / 29.8 sq m
Outbuilding = 214 sq ft / 19.9 sq m
Total = 6763 sq ft / 628.2 sq m



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