



Old Park Ridings, Winchmore Hill

Offers In Excess Of £1,300,000

Havilands

the advantage of experience



- Five Bedroom Detached House
- Garage
- Off-Street Parking
- En-Suite to Master Bedroom & En-Suite to Ground Floor Bedroom
- Tiered Rear Garden
- Downstairs Cloakroom
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment Area of Highly Desirable Primary & Secondary Schools
- Public Transport Links Nearby
- Planning Permission Granted



For more images of this property please visit havilands.co.uk



Havilands are delighted to offer For Sale this FIVE BEDROOM DETACHED HOUSE on Old Park Ridings, N21. Situated on the border of Grange Park, this finely presented property offers in excess of 2300sqft of living space across three floors and is comprised of four bedrooms including en-suite to the Master bedroom, family bathroom, separate WC, lounge, dining room, spacious kitchen/diner, downstairs cloakroom and a further bedroom with en-suite (currently being used as a home office). The property also offers an additional lounge on the basement level and benefits from Cat6 cabling to 4 rooms from an integrated communications cupboard. Additional benefits include a tiered rear garden with patio and lawn, garage and off-street parking for two vehicles. The property also has planning permission granted - (Reference No: 23/01213/HOU)

The house is ideally located for commuters with Grange Park Mainline Station a few minutes walk from the property providing direct rail links into central London (Moorgate approx 30 mins). Additionally there are excellent public transport links nearby with routes serving Southgate Underground (Piccadilly) and Enfield Town centre (Overground - Liverpool St approx 30 mins). The property is also within the catchment area of a number of sought after schools including Highlands School, Wren School & St. Paul's CofE Primary School.

Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

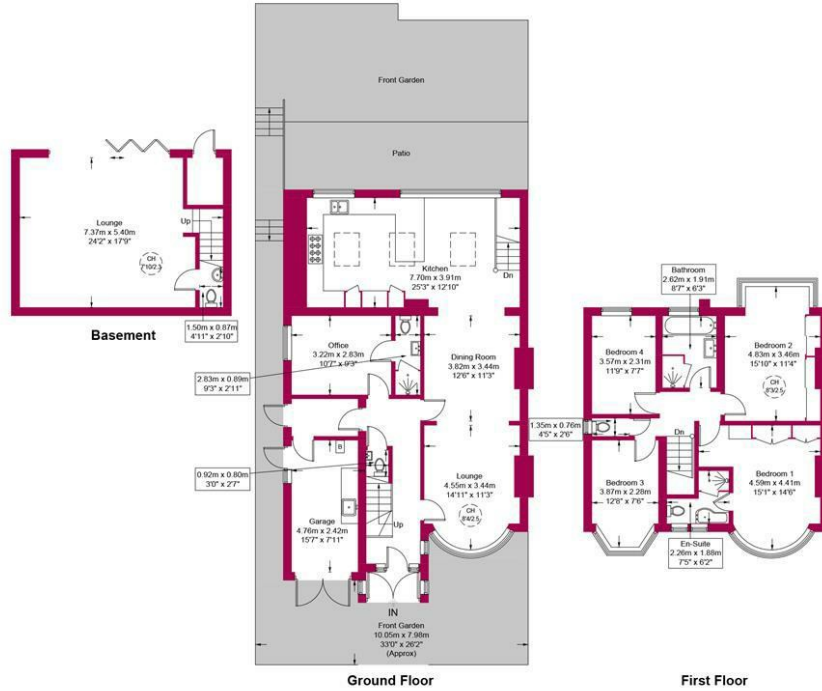
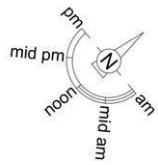
Council Tax: Band F (£2983.47 24/25)

EPC Rating: Current 71(C); Potential 84(B)

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

Old Park Ridings, N21

Approximate Gross Internal Area = 2314 sq ft / 215.0 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 come by and meet the team
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