

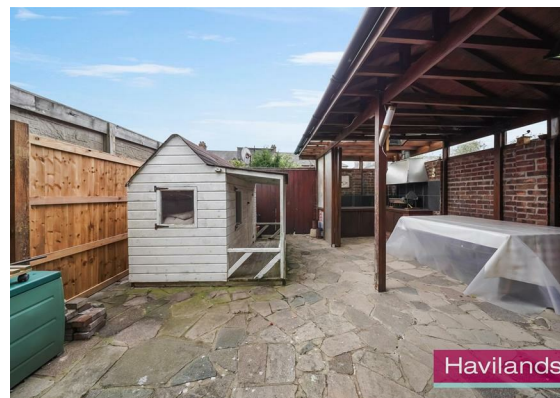


Ridge Road, N21

£675,000

Havilands

the advantage of experience



- Chain Free, Three Bedroom, Mid Terraced Property
- Off Street Parking
- Period Features Throughout
- Well Kept, Mature Garden Extends to 61ft Plus Features a Further Paved Entertaining Space with BBQ Space, Shed and Rear Access
- Convenient for Winchmore Hill National Rail (Moorgate approx. 25mins) Various Bus Routes Along Green Lanes and Ease of Access to A10 Great Cambridge Road
- Well Located for Sought After Schools including Highfield Primary (OUTSTANDING) St Paul's CofE Primary and Winchmore and Edmonton County Secondary Schools



Havilands are pleased to present for sale this CHAIN FREE, THREE BEDROOM, MID TERRACED PROPERTY on Ridge Road, N21. Offering 1,191sq ft of living space the property benefits from off street parking, period features throughout, a garden extending to 61ft plus paved entertaining space with bbq area to rear. The property itself is comprised of two reception rooms, dining room and kitchen on the ground floor. Plus downstairs w/c and storage lean to accessed via garden. Up on the first floor there are three bedrooms and family bathroom. Outside the well kept, mature garden extends to 61ft plus features a further paved entertaining space with bbq space, shed and rear access. The property offers excellent transport links including Winchmore Hill National Rail (Moorgate approx. 25mins) various bus routes along Green Lanes and ease of access to A10 Great Cambridge Road. The property is also close to several green spaces including Bury Lodge Gardens and Firs Farm Wetlands. Plus shops, restaurants and amenities along Green Lanes are within easy reach. Conveniently located for sought after schools including Highfield Primary (OUTSTANDING) St Paul's CofE Primary and Winchmore and Edmonton County Secondary Schools. Viewing highly recommended.

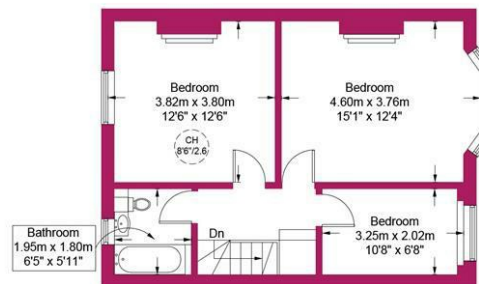
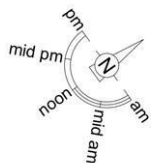
Tenure: Freehold
 Local Authority: Enfield
 Council Tax Band: E (2025/26 £2,644.91)
 EPC: Currently 69C Potentially 79C

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

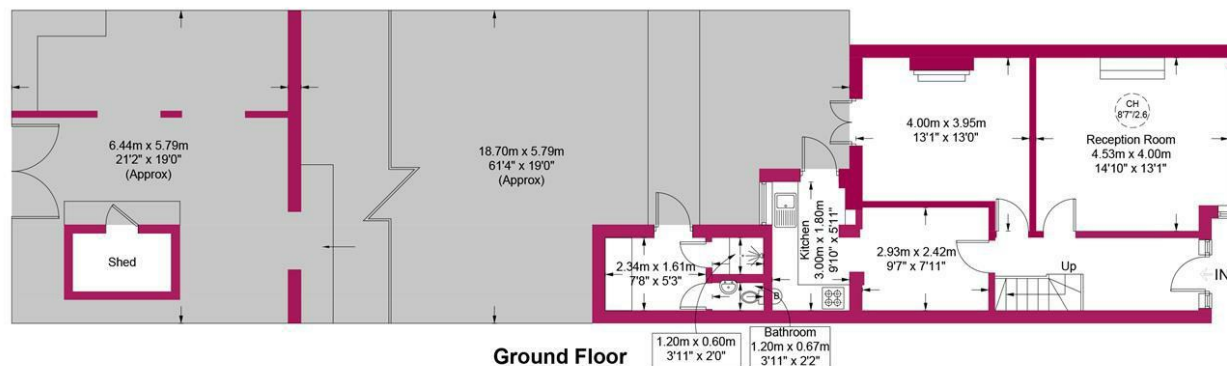
Ridge Road

Approximate Gross Internal Area = 1191 sq ft / 110.7 sq m

Outbuilding = 69 sq ft / 6.4 sq m



First Floor



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

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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.



**Certified
Property
Measurer**

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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