Ridings Avenue, London, N21 2EL

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welcome to

Ridings Avenue, London

A fantastic opportunity to acquire this Chain Free three-bedroom semi-detached family home, offering enormous scope to extend to the side and rear (subject to the necessary planning permissions). Situated on this prestigious road amongst some of the area's most impressive homes, the property is ideally located midway between Grange Park and Enfield Chase stations.

Requiring modernisation throughout, the house offers exceptional potential for buyers looking to create their dream home. Features include a generously sized rear garden, off-street parking, garage and excellent possibilities for further development. An internal viewing is highly recommended to fully appreciate the opportunity on offer.

Front Door
Opens To:-

Hallway
Original Herringbone wood flooring, plate racks, radiator, understairs cupboard, door to garage.

Downstairs WC
WC, wall mounted hand basin, double glazed window to front.

Front Reception Room
17' x 11' 11" (5.18m x 3.63m)
Double glazed bay window to front, radiator, fitted carpet.

Rear Reception Room
16' 4" x 11' 3" (4.98m x 3.43m)
Double glazed sliding patio doors to garden, exposed floorboards, radiator, open fireplace recess.

Kitchen
13' x 9' (3.96m x 2.74m)
Fitted wall and base units, worktops, sink and drainer, plumbing for washing machine, built-in oven and gas hob above, tiled splashbacks, wall mounted boiler, double glazed windows to rear, tiled floor, double glazed door opening to garden.

First Floor

Landing
Original leaded window to side, loft hatch opening to loft storage space.

Bedroom One
17' 5" x 11' 9" (5.31m x 3.58m)
Double glazed bay window to front, radiator, picture rails, fitted carpet.

Bedroom Two
14' x 12' 6" (4.27m x 3.81m)
Double glazed windows to rear, radiator, open fireplace with tiled inserts and wooden surround, fitted carpet.

Bedroom Three
10' 6" x 7' 6" (3.20m x 2.29m)
Double glazed window and door opening to front balcony, radiator, picture rails.

Shower Room
Step in shower unit, hand basin with cupboards beneath, double glazed windows to rear, part tiled walls, built-in cupboard,

Separate WC
WC, double glazed window to side.

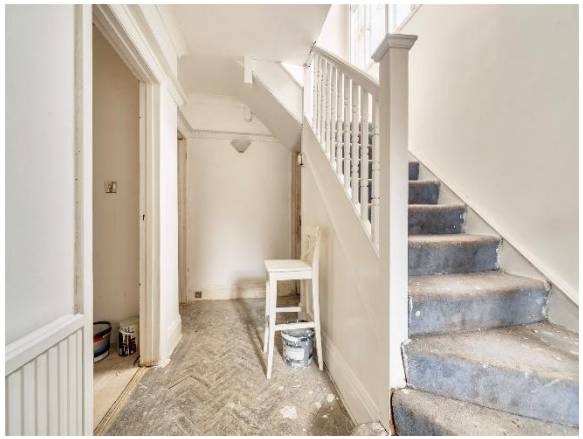
Outside

Rear Garden
A large rear garden with raised decked area to the front, side access gate and door to the garage, steps lead down to the rest of the garden.

Garage
A good sized single garage with up and over door to front and window and access door to rear.

Off-Street Parking
Brick paved off-street parking for 2/3 cars.

Agents Note
The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.



welcome to

Ridings Avenue, London

- CHAIN FREE
- Requiring Updating
- Huge Potential to Extend To Side & Rear (STPP)
- Two Reception Rooms
- Downstairs WC

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of

£825,000

Please note the marker reflects the postcode not the actual property

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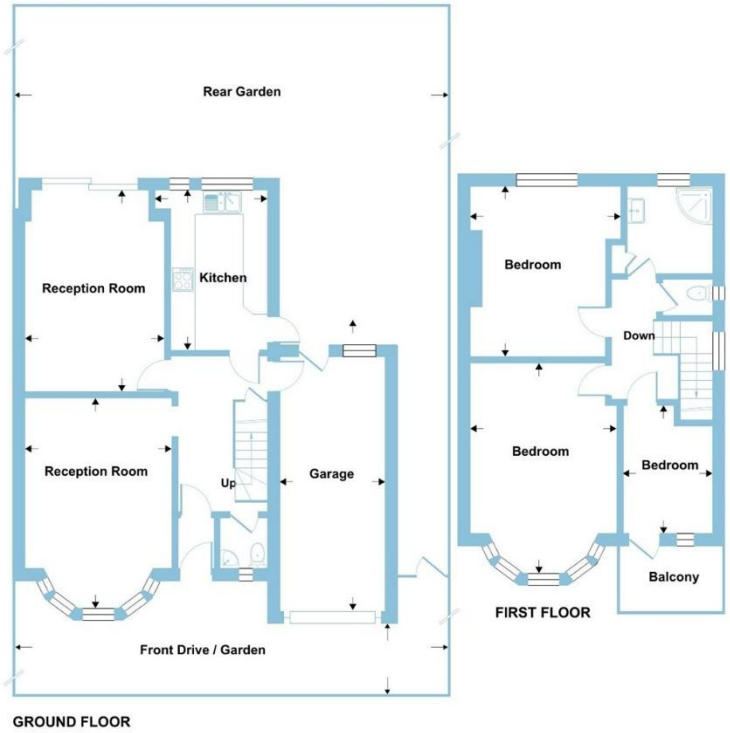
Ridings Avenue, London, N21

Approximate Area = 1196 sq ft / 111.1 sq m
Garage = 185 sq ft / 17.1 sq m
Total = 1381 sq ft / 128.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Barnard Marcus. REF: 1514236

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The Property Ombudsman

Property Ref:
ENF106108 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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020 8363 3394

info@barnfields.com

1a Windmill Hill, Enfield, Middlesex, EN2 6SE

barnfields.co.uk

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