



102 Old Park Ridings, London, N21 2EP

£1,600,000

Lanes
ESTATE AGENTS

102 Old Park Ridings, London, N21 2EP

Lanes Enfield are delighted to present this stunning and rarely available large Arts & Crafts style detached family home, ideally positioned within the highly sought-after Grange Park Conservation Area on one of the area's premier residential roads. Offering spacious and versatile accommodation arranged over three floors, the property is rich in character and retains many original features including fireplaces, internal flooring and doors.

The ground floor comprises four generous reception rooms, a modern fitted kitchen, separate utility room and a cloak room. To the first floor are four well-proportioned double bedrooms, two benefiting from en-suite facilities, along with a family bathroom and separate W.C. The second floor provides a fifth bedroom and an additional loft room with ample built-in storage and eaves space.

Externally, the property boasts a carriageway driveway providing off-street parking for multiple vehicles, and a detached garage. The mature south easterly facing rear garden backs onto Bush Hill Park Golf Course and features a brick-paved patio area, lawn area and established shrub borders. Grange Park Train Station and local shops are conveniently located within walking distance, making this an exceptional opportunity to acquire a distinctive period home in a prime location..



Porch	5'2" x 3'2" (1.57m x 0.97m)	Front Garden Carriageway driveway for multiple vehicles
Hallway (L-Shape)		Rear Garden South Easterly Facing
Dining Room	19'9" x 15'5" (6.02m x 4.70m)	
Living Room	20'7" x 15'1" (6.27m x 4.60m)	Garage 15'8" x 9'5" (4.78m x 2.87m)
Study	15'3" x 11'6" (4.65m x 3.51m)	Lanes Estate Agents Enfield Reference Number ET5311/AX/AX/AX/02022026
Morning Room	14'8" x 12'6" (4.47m x 3.81m)	
Kitchen	12'0" x 7'3" (3.66m x 2.21m)	
Utility Room	7'6" x 6'4" (2.29m x 1.93m)	
Larder	4'3" x 3'6" (1.30m x 1.07m)	
Cloak Room/Shower Room	8'0" x 3'3" (2.44m x 0.99m)	

First Floor Landing

Bedroom One

19'7" x 15'1" narrowing to 6'7" (5.97m x 4.60m narrowing to 2.01m)

En-Suite 8'3" x 6'9" (2.51m x 2.06m)

Bedroom Two

17'3" x 15'6" narrowing to 7'5" (5.26m x 4.72m narrowing to 2.26m)

En-Suite 7'8" x 5'9" (2.34m x 1.75m)

Bedroom Three 15'6" x 15'4" (4.72m x 4.67m)

Bedroom Four 14'9" x 13'4" (4.50m x 4.06m)

Bathroom 10'5" x 6'6" (3.18m x 1.98m)

W.C 4'6" x 2'7" (1.37m x 0.79m)

Second Floor Landing

Bedroom Five

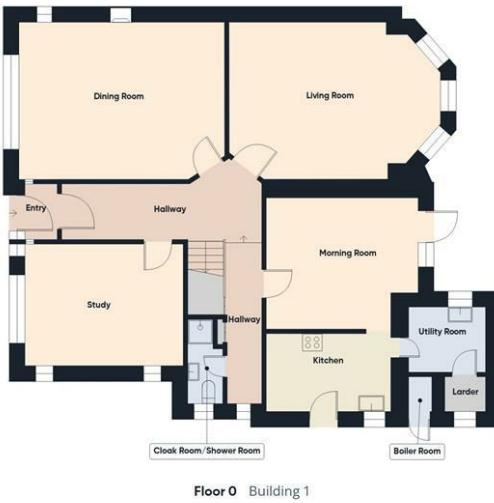
21'4" x 12'6" narrowing to 6'8" (6.50m x 3.81m narrowing to 2.03m)

Loft Room/Bedroom Six 17'4" x 6'8" (5.28m x 2.03m)

Large Storage Area 10'2" x 6'3" (3.10m x 1.91m)







Approximate total area⁽¹⁾

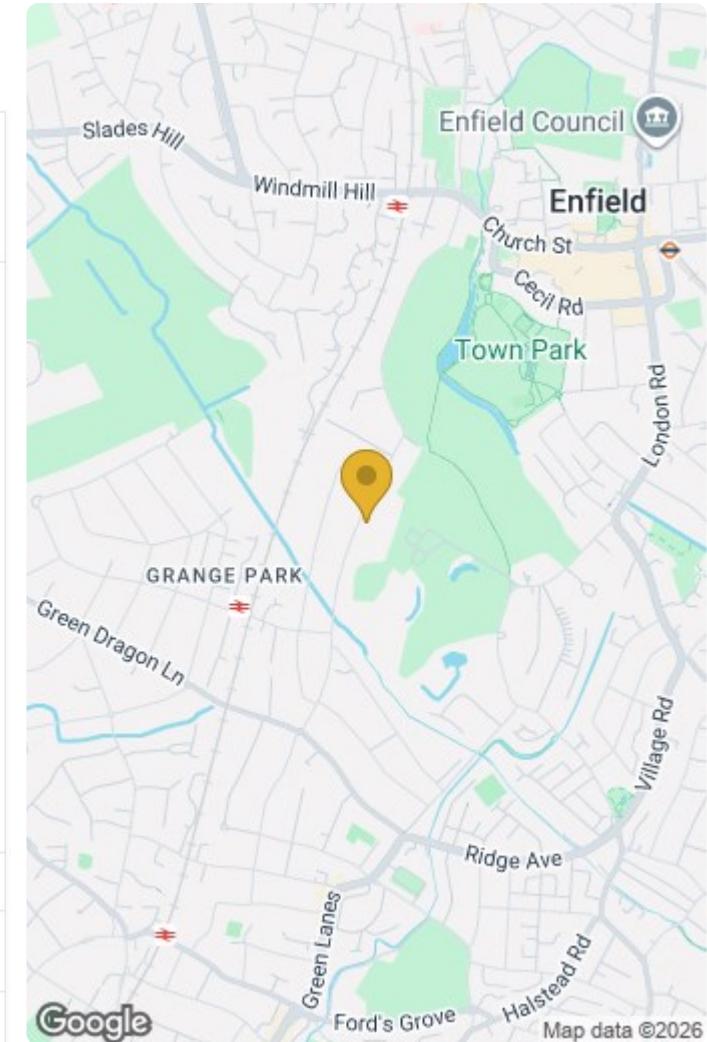
285.3 m²
3070 ft²

(1) Excluding balconies and terraces

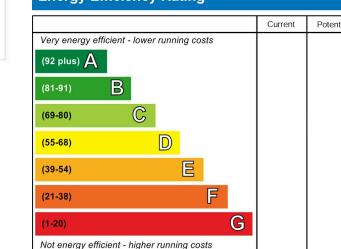
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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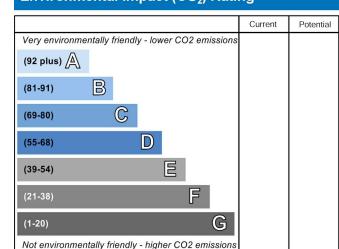
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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