



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)
Hallway (L-Shape)	
Dining Room	19'9" x 15'5" (6.02m x 4.70m)
Living Room	20'7" x 15'1" (6.27m x 4.60m)
Study	15'3" x 11'6" (4.65m x 3.51m)
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)
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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)

Front Garden	Carriageway driveway for multiple vehicles
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Rear Garden	South Easterly Facing
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Garage	15'8" x 9'5" (4.78m x 2.87m)
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Lanes Estate Agents Enfield Reference Number	ET5311/AX/AX/AX/02022026
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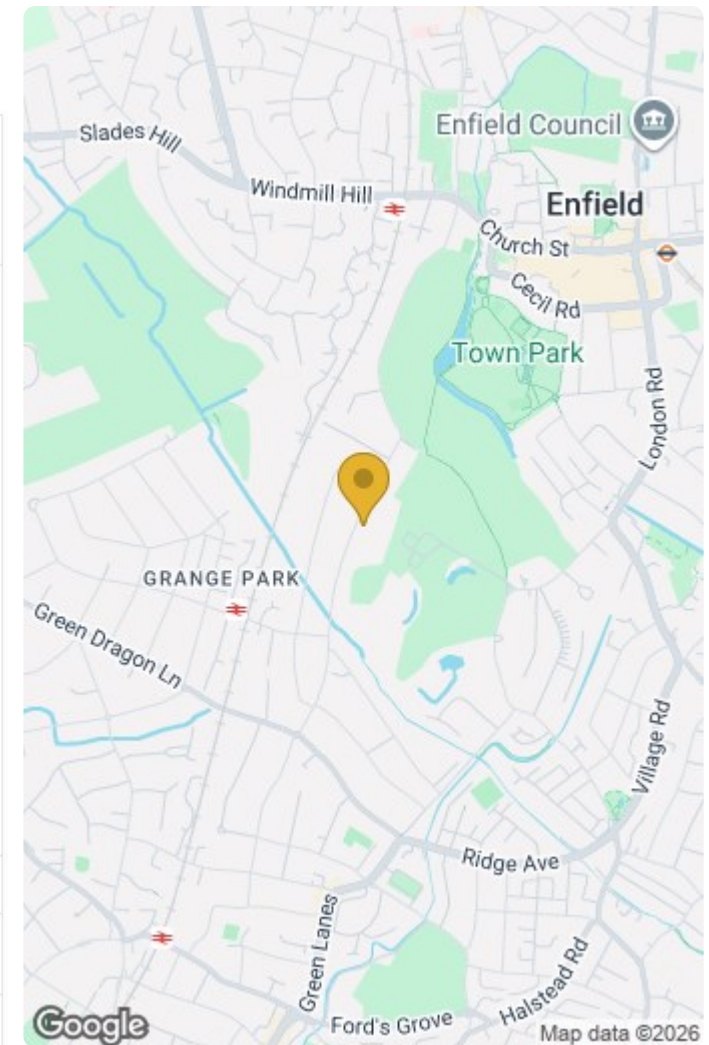




(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 			<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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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