

**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.

**Auctioneer's Comments**
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.













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# Ridings Avenue, London

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Reception Rooms
- Downstairs WC

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

guide price

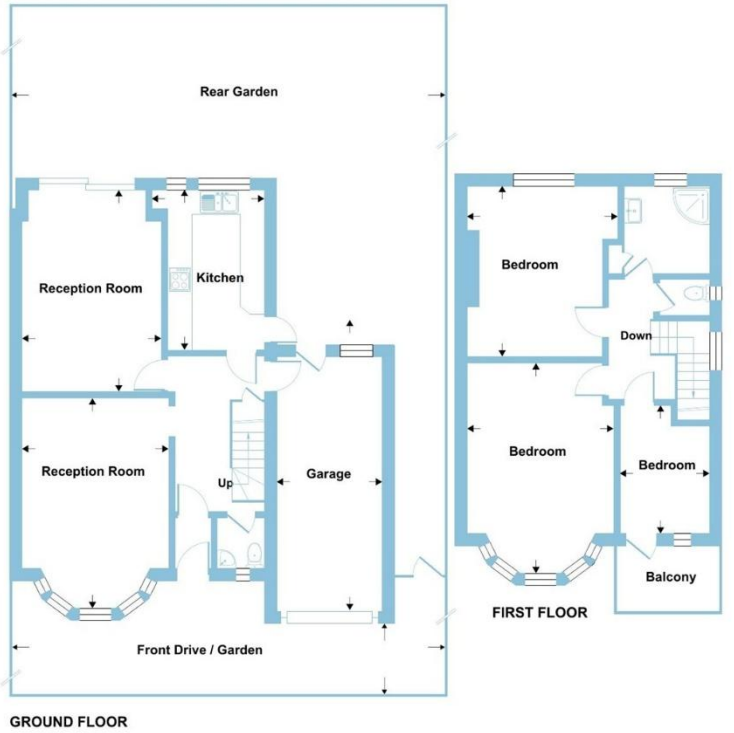
## £675,000




Please note the marker reflects the postcode not the actual property








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The Property Ombudsman

Property Ref:
ENF106108 - 0006

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