





Old Park Ridings, Grange Park, London, N21

£1,350,000

Located in the Grange Park Conservation Area, Addison Townsend are delighted to offer for sale this stunning large 1908-built Arts & Crafts semi detached house. Located in one of Grange Park's premier residential roads, Grange Park Mainline Station and shops are within 0.2 miles distance, and 0.6 miles from Winchmore Hill Station and Winchmore Hill Green, with its boutique shops and restaurants, walking distance of local parks and primary and secondary school catchments.

The property, which is fully double glazed, is entered through a vestibule and split-level grand entrance hall, with a wealth of original features including solid wood floor, plate racks, ceiling decor and feature fireplace. The entrance hall gives access to two imposing reception rooms connected via 4 folding panelled doors, offering wonderful light from a large bay window to the front aspect and rear bay with French doors to the rear garden. Within the entrance hall there is a short staircase down to a beautiful morning room and splendid kitchen breakfast room with fitted units, dual aspect windows and rear aspect door providing access to the rear garden. Off the kitchen is a large fitted utility room and a guest toilet. There is also access to a sizeable cellar.



The first floor offers four large double bedrooms with an en-suite shower facility to the master bedroom. The first floor is completed with a well-presented family bathroom/WC. To the second floor there are 2 further double bedrooms, one of which could easily be divided to create a 7th bedroom or 3rd bathroom..

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Tenure : Freehold

Council Tax Banding : C

EPC D

Sq.Ft : 3183



Approximate Gross Internal Area 3183 sq ft - 296 sq m

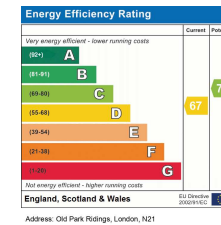
Basement Area 137 sq ft – 13 sq m
 Ground Floor Area 1314 sq ft – 122 sq m
 First Floor Area 1030 sq ft – 96 sq m
 Second Floor Area 702 sq ft – 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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