

Old Park Ridings, Grange Park

Offers In Excess Of £1,050,000

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- Magnificent, Six Bedroom, Link-Detached, Character Filled Period Property
- 3,202 sq ft of Living Space Across Four Floors
- Off Street Parking
- Stained Glass Windows, High Ceilings, Cornicing and Feature Fireplaces
- Basement with Versatile Living Space and Further Access to Garden
- A Short Distance from Grange Park National Rail (Moorgate 30 mins) and Local Shops and Amenities along The Grangeway
- In Catchment of St Paul's CofE Primary, Grange Park Primary and Convenient for Independent Schools Including Grange Park Prep and Keble Prep

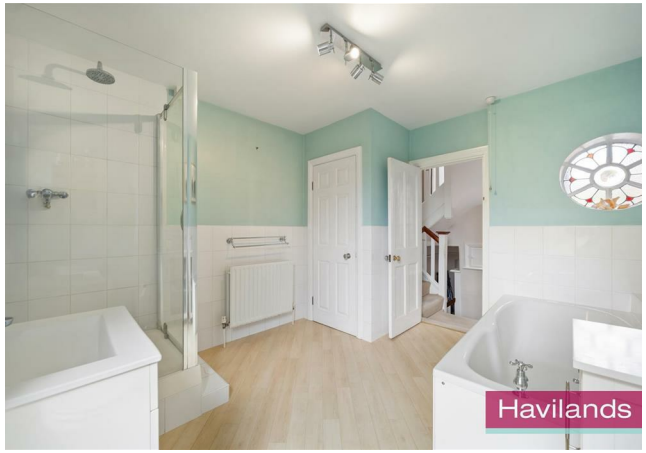
For more images of this property please visit havilands.co.uk

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Havilands are delighted to present for sale this MAGNIFICENT, SIX BEDROOM LINK-DETACHED PERIOD PROPERTY on Old Park Ridings, N21. This character filled property offers an impressive 3,202 sq ft of living space across four floors the property benefits from off street parking, a sizable basement, a 72ft mature garden and a wealth of stunning period features throughout. Period features include stained glass windows, high ceilings, cornicing and feature fireplaces. The property itself is comprised of elegant entrance hall, two large reception rooms, modern kitchen/diner and w/c on the ground floor. The lower ground floor basement offers versatile living space, features a utility room, ample storage and access to rear garden. Up on the first floor there are four bedrooms, large family bathroom plus second separate w/c. A further two bedrooms and bathroom, as well eaves storage, can be found up on the second floor. Outside the mature garden features a raised patio area, extends to 72ft and offers side access.

Ideally located a short distance from Grange Park National Rail (Moorgate approx. 30 mins) and local shops and amenities along The Grangeway. Winchmore Hill Green and Enfield Town Shopping Centre are also both within easy reach offering further access to cafes, amenities and several green spaces. For families the property is in catchment of several sought after schools including St Paul's CofE Primary, Grange Park Primary and convenient for independent schools including Grange Park Prep and Keble Prep. Viewing highly recommended.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band G (2026/27 £3,779.45)
EPC: Currently 61D Potentially 81B

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Old Park Ridings, N21

Approximate Gross Internal Area = 3202 sq ft / 297.5 sq m
(Including Restricted Height & Eaves)

Restricted Height & Eaves = 289 sq ft / 26.9 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

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come by and meet the team
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