



## Ridge Road, N21

Offers In Excess Of £650,000

**Havilands**

the advantage of experience



- Chain Free, Three Bedroom, Semi-Detached Property on Ridge Road, N21
- Reception Room, Dining Room, Kitchen and Storage Room
- Ease of Access to A10 and Walking Distance of Winchmore Hill Station (Moorgate approx. 25 mins)
- Close to Sought After Schools including Raglan Infant and Junior schools (OUTSTANDING), Edmonton County and Winchmore Secondary Schools
- Winchmore Hill Green and Several Green Spaces Close By
- 38 ft Garden with Garage to Rear





Havilands are pleased to present this chain free, three bedroom, semi-detached property on Ridge Road N21. Boasting 1,236 sq ft of living space across two floors, and bright and airy throughout, the property is comprised of reception room, dining room, kitchen and storage room on the ground floor. Up on the first floor are there three bedrooms and family bathroom. Outside the garden extends to 38 ft and leads to a garage to the rear. The property is conveniently located for transport links with ease of access to A10 and within walking distance of Winchmore Hill Station (Moorgate 25 mins). For families there are several sought after schools within easy reach including Raglan Infant and Junior schools (OUTSTANDING), Edmonton County and Winchmore Secondary schools. Plus Winchmore Hill Green and several green spaces including Winchmore Hill Sports Ground and Bury Lodge Gardens close by. Viewing highly recommended.

Tenure: Freehold

Local Authority: Enfield

Council Tax Band: E (2026/2027 £2,771.60)

EPC: Currently 55D Potentially 87B

For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)

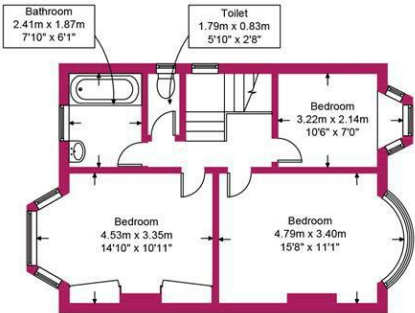
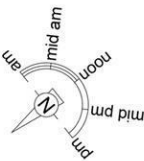
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Approximate Gross Internal Area = 1236 sq ft / 114.8 sq m  
(Including Restricted Height, Storage & Garage)

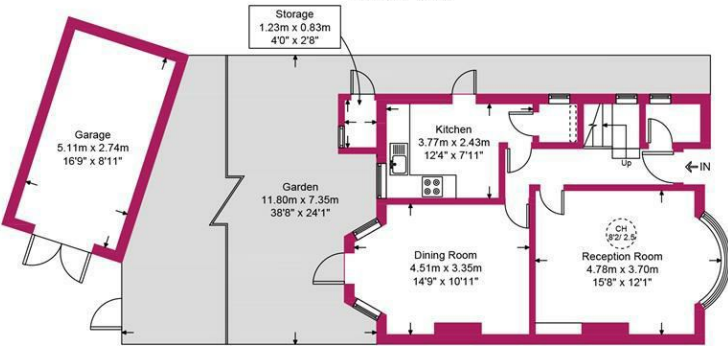
Restricted Height = 2.15 sq ft / 0.20 sq m

Storage = 12.9 sq ft / 1.2 sq m

Garage = 150.6 sq ft / 14 sq m



First Floor



Ground Floor

Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>87</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>55</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



Certified  
Property  
Measurer

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