



8 Ridings Avenue, LONDON, N21 2EL

£1,900,000



## 8 Ridings Avenue, LONDON, N21 2EL

**\*\*CHARMING FIVE BEDROOM DETACHED HOUSE\*\*** Located in a desirable sought after road, this property has real UNIQUE feel, only a short walk from GRANGE PARK station, this property is a real forever FAMILY HOME, HUGE driveway and a BIG plot, this property is ideal for any upsizers, GARAGE included and a FANTASTIC sunny garden, 3650sq Foot in total, this property still has scope to extend and the plot would still be a fantastic size. Do not miss on this opportunity in enquiring this CHARMING home, can also be sold CHAIN FREE if essential.



### Entrance Hall

Via front door, radiator, stairs to first floor landing, laminate wood floor, doors to:

### Family Room 18'10 x 9'7 (5.74m x 2.92m)

Double glazed window to front aspect, radiator, laminate wood flooring, under stairs storage cupboard, door to entrance hall and lounge.

### Lounge 24'6 x 18'11 (7.47m x 5.77m)

Double glazed windows to side aspect, radiators, fireplace surround, spotlights to ceiling, laminate wood flooring, double glazed patio doors to rear aspect leading to rear garden.

### Dining Area 20'6 x 12'6 (6.25m x 3.81m)

Double glazed window to rear aspect, radiator, laminate wood flooring, spotlights to ceiling, door to kitchen.

### Kitchen/Breakfast Room 22'8 x 18'1 (6.91m x 5.51m)

Wall and base units with stone worktops, sink drainer with mixer tap, space for range cooker, space for American style fridge/freezer, spotlights to ceiling, tiled floor, frosted double glazed windows to front and side aspect, double glazed doors to rear aspect leading to garden.

### Utility Room 15'3 x 18'1 (4.65m x 5.51m)

Space for washing machine, tumble dryer, access to garage.

### W/C

Low level w/c, vanity unit with mixer tap, laminate flooring.

### First Floor Landing

Loft access, storage cupboards, carpet, doors to:

### Bedroom One 24'11 x 17'2 (7.59m x 5.23m)

Double glazed windows to rear aspect x2, radiators x2, built in wardrobe cupboard, carpet, door to:

### En Suite Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment, vanity unit with mixer tap, low level w/c, tiled walls, tiled floor.

### Bedroom Two 12'4 x 11'8 (3.76m x 3.56m)

### En Suite Bathroom

Frosted double glazed window to front aspect, pedestal hand wash basin with mixer tap, low level w/c, panel enclosed bath with mixer tap and shower attachment, tiled walls, tiled floor.

### Bedroom Three 19'3 x 10'11 (5.87m x 3.33m)

Double glazed window to rear aspect, radiator, carpet, built in wardrobe/dresser.

### Bedroom Four 21'4 x 9'6 (6.50m x 2.90m)

Double glazed window to rear aspect, radiator, fitted wardrobe, carpet.

### Bedroom Five 19" x 9'5" (5.79m x 2.87m)

Double glazed window to front aspect, radiator, carpet.

### Study 9'9 x 8'6 (2.97m x 2.59m)

Double glazed window to front aspect, radiator, laminate wood flooring.

### Bathroom

Frosted double glazed window to front aspect, panel enclosed bath with mixer tap and shower attachment, vanity unit with mixer tap, low level w/c, tiled walls, tiled floor.

### Garage 15'8 x 11'6 (4.78m x 3.51m)

Up and over door.

### Rear Garden

Paved patio area, mainly laid to lawn, shrub borders.

### Driveway

Brick paved, off street parking for multiple cars.

### Lanes Estate Agent Enfield Property Reference

ET5081/PD/AX/PB/130921





## RIDINGS AVENUE

Approximate Gross Internal Area (excluding reduced headroom)

Ground Floor = 1945 sq. ft. (180.7 sq. m.)

First Floor = 1687 sq. ft. (156.7 sq. m.)

Reduced Headroom (under stairs cupboard) = 18 sq. ft. (1.7 sq. m.)

Total = 3650 sq. ft. (339.1 sq. m.)

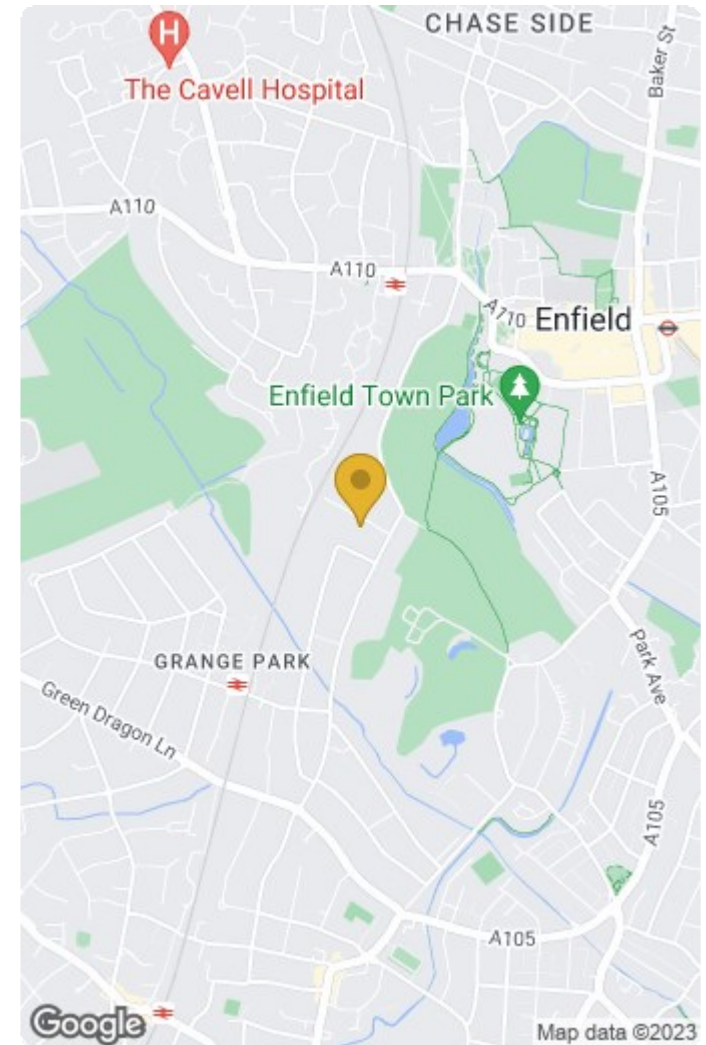


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 784599



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

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

### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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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