Old Park Ridings, N21

Offers Over £2,000,000

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- Eight Bedroom Detached House
- Gated Carriage Driveway
- 100ft+ Rear Garden w/Outdoor Kitchen
- Two En-Suite Bathrooms plus Three Additional Bathrooms
- Over 6500sqft of Living Space
- Total Plot - 0.39 Acres
- Walking Distance to Grange Park Mainline Station (Moorgate approx 30 mins)
- Within Catchment of Grange Park Primary & Highlands Schools
- Development Potential (STPP)

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

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Havilands are delighted to offer For Sale, this EIGHT BEDROOM DETACHED HOUSE on Old Park Ridings, N21. Offering over 6500sqft of living space, the property is set within a plot of 0.39 acres and arranged over three floors with the property comprising of: Eight bedrooms including two with en-suite, three additional bathrooms and an extra WC. The ground floor is comprised of three reception rooms bathed in natural light, spacious kitchen/diner, utility room and downstairs cloakroom. The property also has a large conservatory overlooking the 100ft plus rear garden, complete with outdoor kitchen and additional WC. The house also boasts a double garage and a gated carriage driveway.

Ideally positioned on one of Winchmore Hill's premier roads, this exceptional home blends grand proportions with family functionality. Set behind a secure gated entrance, the impressive carriage driveway offers both privacy and convenience. Inside, the home radiates versatility—ideal for multigenerational living or entertaining on a grand scale. The expansive rear garden, with bespoke outdoor kitchen, offers the perfect al fresco lifestyle. Grange Park Station is a short stroll away, offering direct rail links to Moorgate in under 30 minutes and strong connections across London. The property is well-served by amenities including Waitrose, Sainsbury's, and Enfield Town Centre.
The house falls within the catchment for sought-after schools including Grange Park Primary and Highlands School. Excellent independent options nearby include Grange Park Prep, Keble Prep and Palmers Green High. Homes of this calibre in such a prized location are rarely available. Contact our team today to arrange your private viewing and discover everything this outstanding property has to offer.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band H (£4328.04 25/26)
EPC Rating: Current 75(C); Potential 81(B)

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Approximate Gross Internal Area = 6573 sq ft / 610.7 sq m

Restricted Height = 228 sq ft / 21.2 sq m

Storage / WC = 105 sq ft / 9.8 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	

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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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