Ridge Avenue, London

Offers Over £660,000

Havilands

the advantage of experience

- THREE BEDROOM SEMI-DETACHED HOUSE
- Approx. 1,376 sq ft of accommodation including detached garage
- 82ft rear garden with excellent extension potential (STPP)
- Off-street parking via own driveway
- Downstairs WC
- Detached garage to rear
- Potential to extend into loft and to rear (STPP)
- Catchment for St. Paul's CofE, Highfield Primary & Winchmore School
- Walking distance to Winchmore Hill Mainline (Moorgate approx. 30 mins)
- Grovelands Park Nearby

Havilands

the advantage of experience

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

Havilands are delighted to offer For Sale this substantial THREE BEDROOM SEMI-DETACHED HOUSE located on Ridge Avenue, N21. Extending to approximately 1,376 sq ft including detached garage and occupying a generous plot with 82ft rear garden, the property offers excellent space, strong fundamentals and clear potential for further extension (STPP), presenting an outstanding opportunity to create a long-term family home.

The ground floor comprises a bright bay-fronted reception room, separate dining room, fitted kitchen and a downstairs WC positioned beneath the staircase. Upstairs offers three well-proportioned bedrooms and a family bathroom arranged off the landing. Externally, the property benefits from a substantial rear garden extending to approximately 82ft, detached garage to the rear, additional shed and off-street parking via its own driveway. There is clear scope to extend to the rear and into the loft (STPP), as many neighbouring properties have done, allowing the accommodation to grow alongside a family's needs.

For families, the property falls within the catchment areas of St. Paul's CofE Primary School and Highfield Primary School, along with Winchmore School for secondary education. The house is within walking distance of Winchmore Hill Mainline Station providing direct rail links into Moorgate (approx. 30 minutes) with connections to Overground, Underground and Thameslink services en-route. There is also ease of access to both the A10 and A406. Green open space is close by including Grovelands Park, with Hazelwood Sports Club nearby. Local shops and amenities are easily accessible, including Waitrose on Green Lanes.

Property Information:
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band E (2026/2027 £2,771.60)
EPC Rating: Current 58(D); Potential 76(C)

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

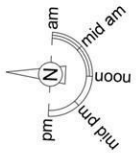
Havilands

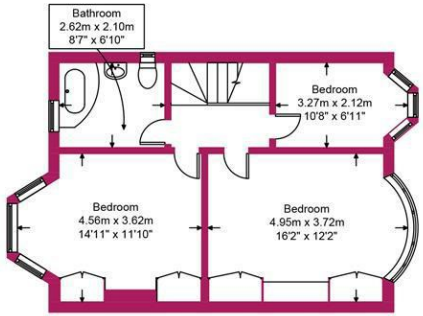
the advantage of experience

Ridge Avenue, N21

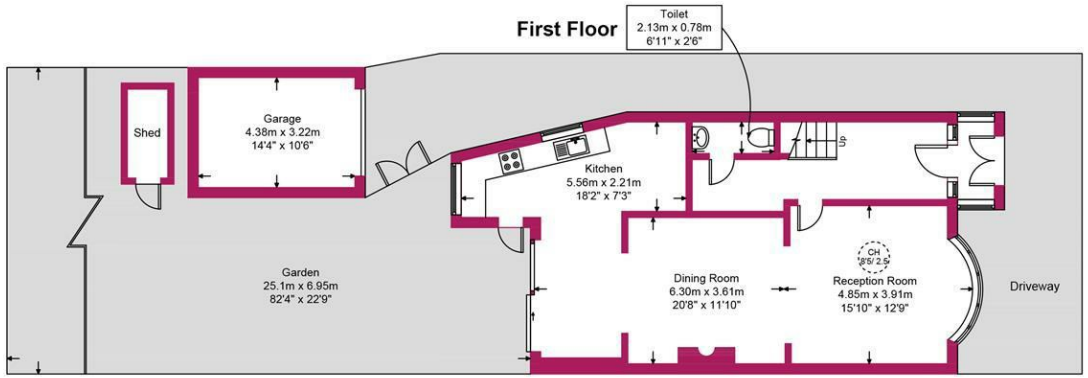
Approximate Gross Internal Area = 1376 sq ft / 127.85 sq m
(Including Garage)

Garage = 113.5 sq ft / 10.55 sq m





First Floor



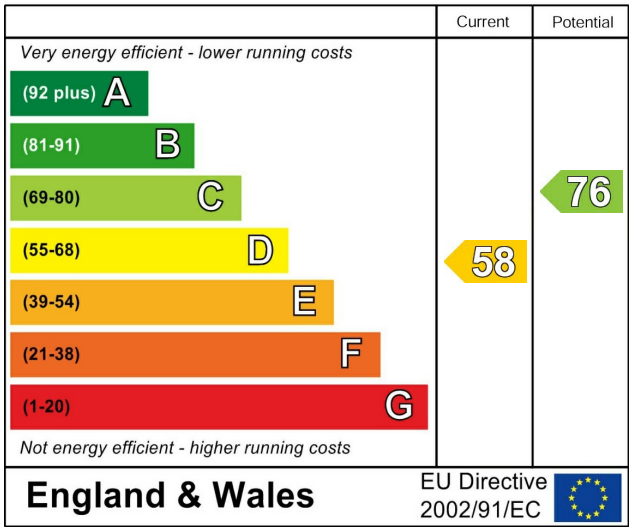
Ground Floor

Havilands

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

Energy Efficiency Rating



havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

Havilands
the advantage of experience