

OLD PARK RIDINGS

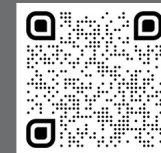
WINCHMORE HILL - N21

THOMAS
JAMES

kw



- 5 BEDROOM SEMI DETACHED
- 2 BATHROOMS
- LARGE, MATURE GARDEN
- FRONT AND REAR DRIVEWAY
- GARAGE
- UTILITY ROOM & CELLAR



FOR SALE
£1,400,000
FREEHOLD

OLD PARK RIDINGS

WINCHMORE HILL - N21

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SEMI DETACHED FAMILY HOME

£1,400,000

IN BRIEF

This substantial semi detached five bedroom house is typical of the Edwardian Arts & Crafts period, with a handsome brick exterior, lovely windows and picturesque asymmetrical architecture. Located at the corner of Old Park Ridings and Grange Park Avenue, the property sits on an unusually large plot with no houses directly opposite at the front or the rear. It's ideally located for access to the shops and station in nearby Grange Park village and the many green spaces in the area.

PROPERTY DESCRIPTION

This is a simply fabulous home with many attractive features. It's large size, logical layout and tasteful decor provide lots of options for modern living and a real sense of calm. And the simply stunning garden has been thoughtfully designed to provide an ideal outdoor living space.

Entering via impressive double doors and a charming triangular internal porch, two doors lead from the hallway into the spacious main living room, formerly two rooms, which is a great place to relax or entertain. This room is almost 40 ft long and triple aspect, with a curved bay window at the front, a central south-facing square bay window, and a glazed door to a charming veranda with a glazed roof. This lovely seating area can also be accessed directly from the kitchen, which is over 30 ft long and includes a sunny dining area with garden views. The Harvey Jones kitchen is beautifully designed and well-equipped, featuring granite worktops and a new Smeg five burner hob. There's also an adjacent utility room and a bijoux WC with feature wallpaper beyond.

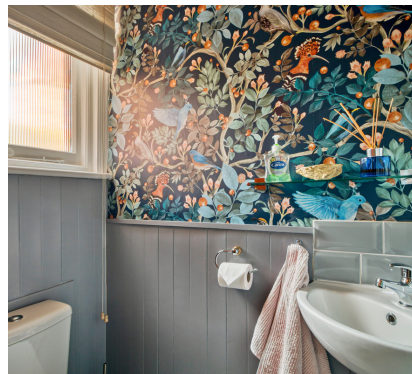
There are three double bedrooms and a spacious bathroom on the first floor. The main bedroom is at the front of the house. This has generous proportions, with a large curved bay window, bespoke fitted wardrobes and cupboards, and an en suite shower room.

The second bedroom also has high quality fitted storage, and has views over the rear garden.

COUNCIL TAX BAND: G

EPC RATING: D

FREEHOLD



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PROPERTY DESCRIPTION CONTINUED...

The fabulous bathroom on this floor is unusually large (it was formerly a bedroom) with a feature freestanding bath, a double shower and a large sash window. The fourth and fifth double bedrooms are the top floor, along with a WC. Both rooms have built in storage and there's further storage space in the basement.

The property is in excellent condition throughout and has fantastic natural light thanks to the large number of attractive windows. The high quality fixtures and fitting include well-maintained wood floors on the ground and top floors and fitted carpets in the first floor bedrooms.

Outside, the paved front garden has space for two cars and the corner location means you can drive straight in and out, and provides direct pedestrian and vehicle access to the large back garden and garage. The stunning approx. 100 foot garden is unusually wide and not overlooked by other houses at the rear. Due to its large size and open aspect it enjoys day-long sun and the thoughtful design provides various sitting areas in the sun or shade. The landscaping and planting provide year-round colour, including a more natural and wild section at the bottom. The garage is currently used for storage but could be converted into a garden studio.

LOCAL LIFE

This house is in a quiet and friendly street just a few minutes' walk from the local shops and station in Grange Park village, and the wide range of amenities along Green Lanes and in Winchmore Hill.

Transport links are excellent. From Grange Park station (a six minute walk) there 27 minute trains to King's Cross and from Winchmore Hill station (a 12 min walk) there are four trains an hour to the City (Moorgate), taking about 30 minutes.

There are lots of sports and leisure opportunities nearby - it's just eight minutes to the New River Walk, and there are two tennis clubs and two golf clubs within half a mile from of the house. And nearby Grovelands Park has something for everyone, from walks and tennis, to concerts and exhibitions.

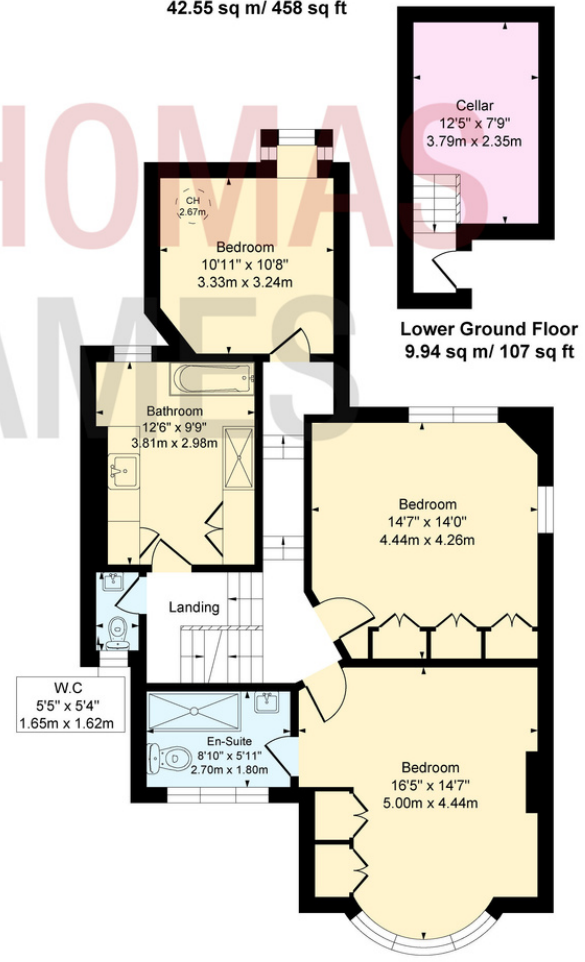
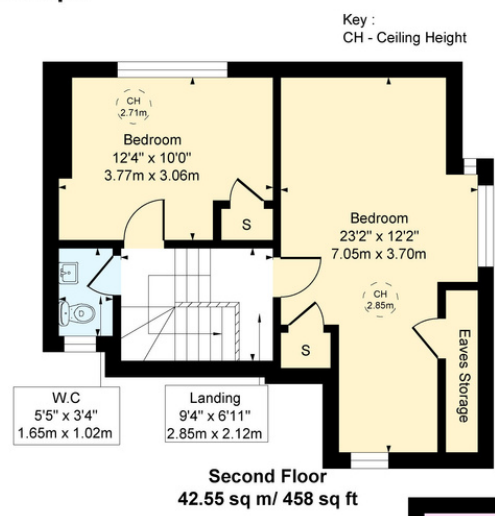
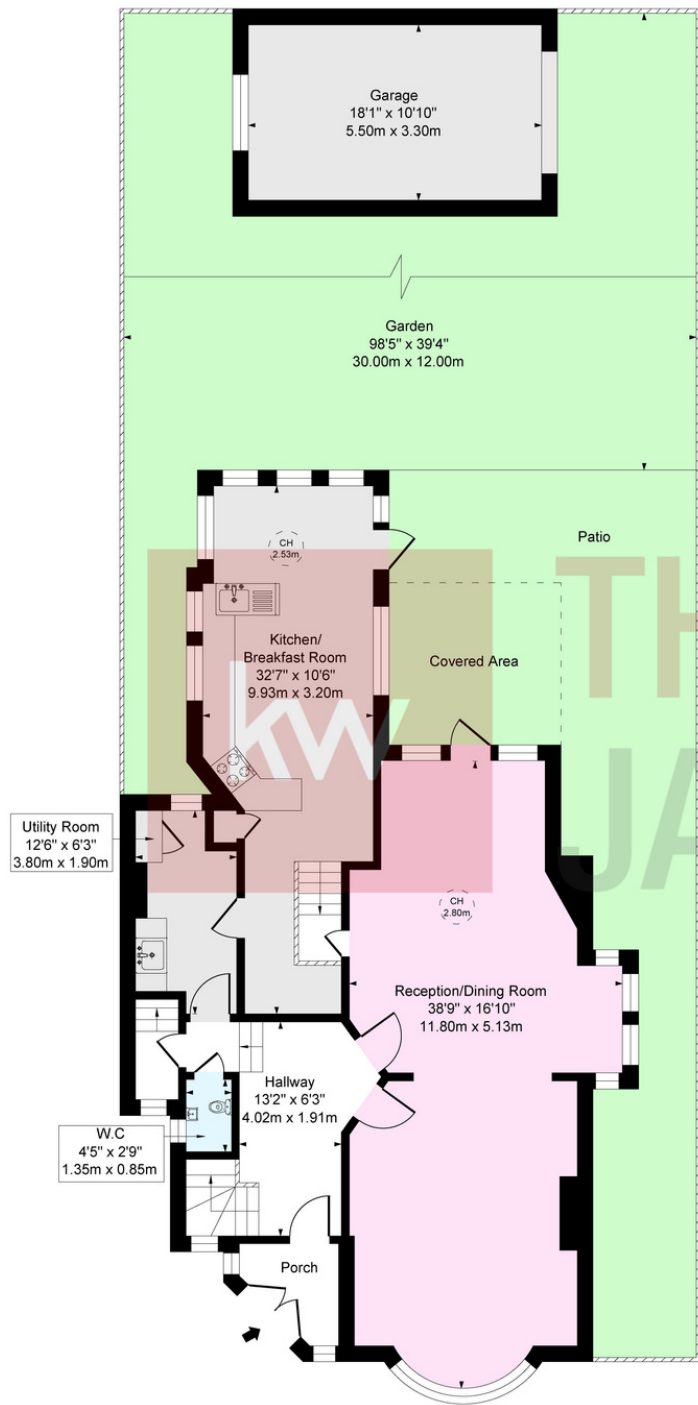
The property is within easy walking distance of several excellent local schools.


VIDEO



TRANSPORT





	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	59	
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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all YOU NEED
is Love
and
a CAT



