



**Old Park Ridings, London, N21 2EJ**



**welcome to**  
**Old Park Ridings, London**

Barnfields are delighted to offer for sale this substantial five bedroom family residence in a most sought after location close to Grange Park Station, Enfield Town and reputable primary and secondary schools. Boasting over 2400 square feet of accommodation, this property offers versatile accommodation over two floors and has a 100 ft Westerly facing rear garden.

This property must be viewed to appreciate its space and potential!



### **Entrance Lobby**

With double doors opening to:-

### **Hallway**

Solid wood flooring, double glazed window to front, wood panelling to walls and ceiling, radiator, doorway to lobby with continued wooden laminate flooring, radiator and staircase to First Floor.

### **Utility / Cloakroom**

15' 3" x 7' 7" ( 4.65m x 2.31m )

Tiled flooring, double glazed windows to front and side, radiator, wall mounted boiler.

### **WC**

With WC, hand basin, double glazed window to side, tiled floor, radiator.

### **Reception Room One**

18' 9" x 13' 11" ( 5.71m x 4.24m )

Wooden laminate flooring, radiator, bay of double glazed windows to front.

### **Reception Room Two**

24' 3" at widest x 12' 11" at widest ( 7.39m at widest x 3.94m at widest )

Wooden laminate flooring, two radiators, Bi-fold doors opening to the garden, spotlights, internal glass sliding doors opening to the Dining Room.

### **Dining Room**

20' 8" at widest x 8' 11" at widest ( 6.30m at widest x 2.72m at widest )

Wooden laminate flooring, Bi-fold doors opening to the garden, radiator, spotlights.

### **Kitchen**

18' 6" x 7' 7" ( 5.64m x 2.31m )

Accessed via internal wooden bi fold doors from the Dining Room with a range of fitted wall and base units, toning worktops, large ceramic sink, space for Aga style cooker, plumbing for dishwasher, breakfast bar, tiled splash backs, double glazed window to rear, radiator, spotlights, tiled floor, double glazed door to side.

### **First Floor**

### **Landing**

Fitted carpet, radiator, high level window, loft hatch opening to loft storage space,

### **Bedroom One**

18' 11" x 14' ( 5.77m x 4.27m )

Fitted carpet, double glazed bay window to front, radiator, spotlights.

### **Bedroom Two**

18' 7" x 12' 5" ( 5.66m x 3.78m )

Fitted carpet, two double glazed windows to front, radiator, spotlights.

### **Bedroom Three**

14' 6" x 13' ( 4.42m x 3.96m )

Wooden laminate flooring, double glazed window to rear, radiator, spotlights.

### **Bedroom Four**

11' 6" x 7' 10" ( 3.51m x 2.39m )

Fitted carpet, double glazed window to rear, radiator

### **Bedroom Five**

7' 9" x 7' 7" ( 2.36m x 2.31m )

Fitted carpet, double glazed window to rear, radiator.

### **Bathroom**

Jacuzzi bath with shower attachment, walk-in shower unit, floating hand basin with cupboard beneath, fully tiled walls and floor, inset TV, double glazed window to side.

### **Separate WC**

WC, double glazed window to side, tiled floor.

### **Outside**

### **Rear Garden**

An impressive approximately 100 ft Westerly facing rear garden with large patio to front, side access and gate leading to the front, an expansive lawn with side pathway leading to a rear patio and small summerhouse.

### **Front Garden / Parking**

A large front driveway providing parking for several cars.



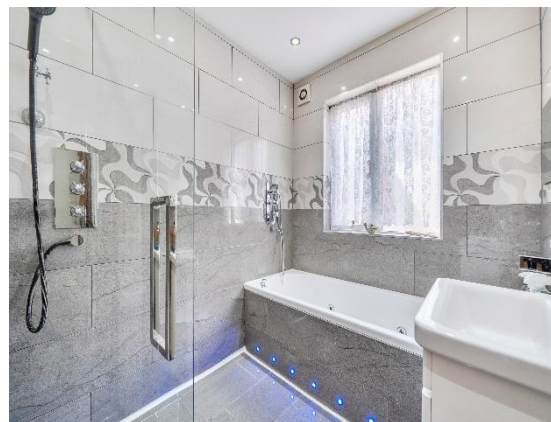
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welcome to

## Old Park Ridings, London

- Three Large Reception Rooms & 18 ft Kitchen
- Over 2400 Square Feet of Accommodation
- Large Utility / Cloakroom
- Large Hallway
- 100 ft West Facing Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: G

**£1,250,000**

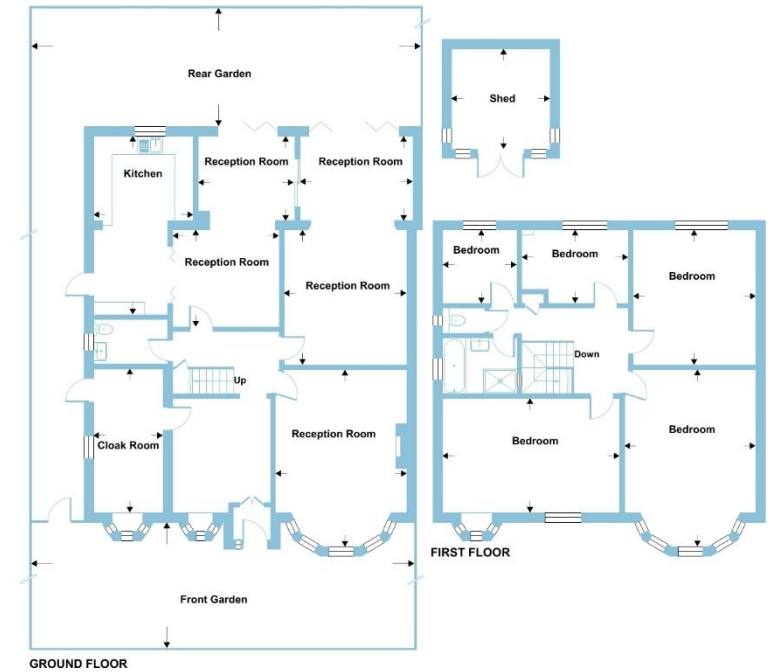


Please note the  
marker reflects  
the postcode not  
the actual  
property



## Old Park Ridings, London, N21

Approximate Area = 2422 sq ft / 225 sq m  
Outbuilding = 112 sq ft / 10.4 sq m  
Total = 2534 sq ft / 235.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1495277

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Property Ref:  
ENF103547 - 0002

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