



Ridings Avenue, London, N21 2EL

welcome to
Ridings Avenue, London

A fantastic opportunity to acquire this Chain Free three-bedroom semi-detached family home, offering enormous scope to extend to the side and rear (subject to the necessary planning permissions). Situated on this prestigious road amongst some of the area's most impressive homes, the property is ideally located midway between Grange Park and Enfield Chase stations.

Requiring modernisation throughout, the house offers exceptional potential for buyers looking to create their dream home. Features include a generously sized rear garden, off-street parking, garage and excellent possibilities for further development. An internal viewing is highly recommended to fully appreciate the opportunity on offer.



Front Door

Opens To:-

Hallway

Original Herringbone wood flooring, plate racks, radiator, understairs cupboard, door to garage.

Downstairs WC

WC, wall mounted hand basin, double glazed window to front.

Front Reception Room

17' x 11' 11" (5.18m x 3.63m)
Double glazed bay window to front, radiator, fitted carpet.

Rear Reception Room

16' 4" x 11' 3" (4.98m x 3.43m)
Double glazed sliding patio doors to garden, exposed floorboards, radiator, open fireplace recess.

Kitchen

13' x 9' (3.96m x 2.74m)
Fitted wall and base units, worktops, sink and drainer, plumbing for washing machine, built-in oven and gas hob above, tiled splashbacks, wall mounted boiler, double glazed windows to rear, tiled floor, double glazed door opening to garden.

First Floor**Landing**

Original leaded window to side, loft hatch opening to loft storage space.

Bedroom One

17' 5" x 11' 9" (5.31m x 3.58m)
Double glazed bay window to front, radiator, picture rails, fitted carpet.

Bedroom Two

14' x 12' 6" (4.27m x 3.81m)
Double glazed windows to rear, radiator, open fireplace with tiled inserts and wooden surround, fitted carpet.

Bedroom Three

10' 6" x 7' 6" (3.20m x 2.29m)
Double glazed window and door opening to front balcony, radiator, picture rails.

Shower Room

Step in shower unit, hand basin with cupboards beneath, double glazed windows to rear, part tiled walls, built-in cupboard,

Separate WC

WC, double glazed window to side.

Outside**Rear Garden**

A large rear garden with raised decked area to the front, side access gate and door to the garage, steps lead down to the rest of the garden.

Garage

A good sized single garage with up and over door to front and window and access door to rear.

Off-Street Parking

Brick paved off-street parking for 2/3 cars.

Agents Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.



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welcome to

Ridings Avenue, London

- CHAIN FREE
- Requiring Updating
- Huge Potential to Extend To Side & Rear (STPP)
- Two Reception Rooms
- Downstairs WC

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

offers in excess of

£850,000



Please note the
marker reflects
the postcode not
the actual
property

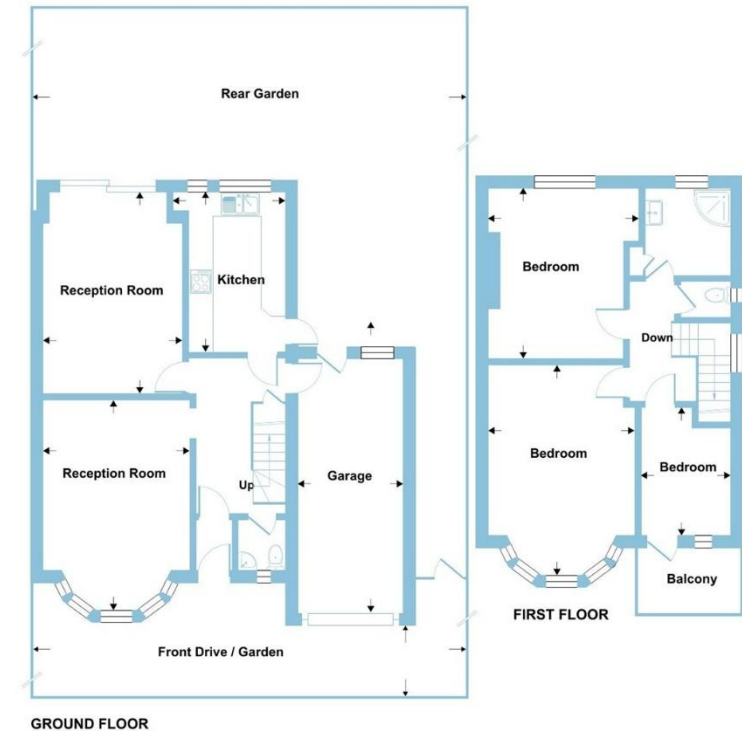
Ridings Avenue, London, N21

Approximate Area = 1196 sq ft / 111.1 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1381 sq ft / 128.2 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). © richcom 2026. Produced for Barnard Marcus. REF: 1514236



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Property Ref:
ENF106108 - 0003

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