



OLD PARK GROVE, EN2 6PW



£1,075,000 Freehold

- FIVE BEDROOM SEMI DETACHED HOUSE IN CUL DE SAC
- FAMILY BATHROOM
- THREE RECEPTION ROOMS
- UTILITY ROOM
- GARAGE WITH OWN DRIVEWAY FOR OFF STREET PARKING
- FIVE BEDROOMS
- ENSUITE BATHROOM
- FITTED KITCHEN
- GROUND AND FIRST FLOOR WC'S
- 80' REAR GARDEN WITH WESTERLEY ASPECT

Property Details

Located in a peaceful and highly sought-after cul-de-sac just off prestigious Old Park Avenue, this rarely available five-bedroom semi-detached family house offers generous living space, modern comforts, and exceptional outdoor features—perfectly suited for growing families.

The property boasts two bright and spacious reception rooms, a separate dining room ideal for entertaining, and a well-appointed kitchen complemented by a practical utility room. The master bedroom benefits from a stylish en-suite shower room, while the remaining four bedrooms are served by a modern family bathroom, with the added convenience of two additional WC's.

Externally, the home features a private garage and ample off-street parking. The true highlight is the magnificent 80ft westerly-facing rear garden—an exceptional outdoor space, perfect for family gatherings, summer barbecues, or peaceful relaxation.

The location is ideal for families, with excellent schooling options nearby including Highlands School, Grange Park Primary, and Merryhills Primary. For commuters, the property is well-connected with Grange Park and Enfield Chase mainline stations offering direct services into London Moorgate. The A10, A406, and M25 are also easily accessible, providing excellent road links to central London and beyond.

This is a rare opportunity to acquire a substantial and well-located family home in a desirable and tranquil setting. Early viewing is highly recommended.



Approximate Gross Internal Area 2221 sq ft - 206 sq m

Ground Floor Area 1221 sq ft – 113 sq m

First Floor Area 1000 sq ft – 93 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

