



Old Park Ride, Waltham Cross, Hertfordshire

The Stables Courtyard

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EN7 5HY

A delightful detached period home in about an acre, situated in the idyllic setting of the Theobalds Estate. The property also offers a magnificent garden, detached barn perfect for garaging, workshop and storage and also has potential for extending or developing (SSTP) with pre application plans drawn up, available upon request.

Communications are good by both road and rail. Fast and frequent trains leave Turkey Street Station 1.4 miles reaching London Liverpool Street in 34 minutes or from Gordon Hill Station 4.5 miles reaching Moorgate in 35 minutes. 1.1 mile to Theobalds Grove. The A10 and the M25 are both within 1.5 miles providing links to the national motorway network. Central London is 15 miles away.

Sitting room | Kitchen/dining room | Utility/boot room | Bedroom one with en-suite bath/shower | Bedroom two | Gym/bedroom three | Family bathroom | Study/hobbies room | Cloakroom | Barn garaging | Wood store | Garden Workshop | EPC rating E

The Property

On entering, the lobby has an inviting feel and leads through to the kitchen/dining room and sitting room. The dining room offers generous space for a good sized dining table, a log wood burner, windows to the front aspect and tiled flooring. From the dining room the open plan square arch with an exposed brick wall leads to the kitchen, offering a good range of wall and base units with windows to the front aspect. From the dining room, there is a door to the utility/boot room that has doors to the hall

and to the garden. The sitting room features a striking brick built fire place, beamed ceiling, stairs to a galleried level and benefits windows to the rear aspect and patio doors leading out the garden.

The accommodation flows well along the left side with a lovely principal bedroom with triple aspect windows and an en suite bath and shower room, bedroom two, family bathroom and formerly bedroom three, now used as a gym which can be reinstated. In addition there is a guest cloakroom and a bonus room accessed via a small set of stairs leading up to another room, perfect for a study or hobbies/play room.

Outside

The Stables Courtyard is positioned in a quiet location, the property shares an electric gated entrance with a lane leading to the property. The setting is picturesque with the surrounding greenery and fields. The property stretches down one side of the courtyard providing ample off street parking, access to the property and barn.

The rear garden is stunning, mainly laid to lawn with shrub borders and an excellent variety of mature trees providing shade and screening.

Location

Located in the Theobalds Estate surrounded by farms, woodland and the private members club The Birch. There are excellent local amenities in nearby Enfield, including a shopping centre and multiplex cinema.







Directions

From Enfield A10 turn into Bullsmoor Lane, right turn into Bull's Cross, right turn into Whitewebbs Lane, right turn into Bulls Cross Ride, continue to the end and turn left onto Old Park Road and the gate is situated on the right hand side.

General

Local Authority: Broxbourne

Services: Mains water and electricity, drainage is to a private system. Oil heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,150,000

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