



ABSOLUTE
PROPERTY

**Courtyard Old Park Ride
, Hertfordshire EN7 5HY**

£1,150,000



Absolute Property are delighted to offer this detached three/four bedroom 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. Benefits include two reception rooms, two bathrooms and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended to avoid disappointment.

ACCOMODATION COMPRISES:

Entrance Lobby; Dining Room; Further Reception Rooms; Kitchen/Diner; Three/Four Bedrooms; Two Bathrooms; Various Outbuildings; Parking; Secluded Rear Garden;

THE STABLES COURTYARD:

This detached residence is beautifully presented and boasts light and spacious accommodation and an abundance of character features throughout. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. There are three bedrooms and two bathrooms, a 4th bedroom can be reinstated by putting a partition wall back up which has been removed to make way for a gym. The natural light main reception faces the back over looking the secluded rear garden, in addition you will find a separate kitchen/diner and gym area.

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 court yard providing ample off street parking and 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.

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 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 and central London is only 15 miles away.

PLEASE NOTE THAT SOME PICTURES ARE ARTIST IMPRESSIONS OF THE

POTENTIAL OF THE PROPERTY IF IT IS EXTENDED (stpp)





