



Flat 10 Temple House Old Park Ride, Waltham Cross, EN7 5HY

£475,000



Flat 10 Temple House Old Park Ride, Waltham Cross, EN7 5HY

Nestled in the charming Old Park Ride, you'll discover Temple House. This Georgian apartment exudes elegance and history, dating back to 1759, this property boasts a unique blend of classic architecture and modern comfort.

As you step inside, you are greeted by a spacious reception room perfect for entertaining guests or relaxing with your loved ones. With two/three bedrooms and two bathrooms, there is ample space for a growing family or those who enjoy having a home office or guest room.

One of the highlights of this property is the main bedroom with its own en-suite bathroom, offering a private sanctuary within this historic setting. The beautiful picturesque wrap-around gardens provide a tranquil escape from the hustle and bustle of everyday life, perfect for enjoying a morning coffee or evening strolls.

Situated in a private gated 18th-century Georgian manor, this ground floor apartment offers not only a sense of exclusivity but also practicality with parking and a double garage for ample storage. There is sole use and direct access to the garden terrace, allowing you to bask in the beauty of the surroundings at your leisure.

Whether you are a history enthusiast, a nature lover, or simply seeking a unique property with character, this Georgian property offers a rare opportunity to own a piece of British heritage. Don't miss out on the chance to make this enchanting property your new home. Offered chain free and with the added benefit of Share Of Freehold.



Hallway

Electric heater, carpet, airing cupboards, spotlights, doors to all rooms.

Reception Room 17'7" x 14'2" (5.36m x 4.32m)

Sash windows to front and side aspect, electric heater, feature fireplace with cast iron insert, door to dining room/bedroom three and door to hallway.

Dining Room/Bedroom Three

15'5" x 10'11" (4.70m x 3.33m)

Sash windows to side aspect and patio door leading to rear garden terrace. Electric heater. Carpet.

Kitchen 10'4" x 8'7" (3.15m x 2.62m)

Sash window to rear aspect, tiled flooring, part tiled walls, glass splashback, freestanding electric oven and hob, extractor hood, sink with mixer tap and drainer. Space for washing machine and dishwasher. Integrated fridge/freezer. Base level units and eye level units, spotlights.

Bedroom One 13'6" x 10'9" (4.11m x 3.28m)

Sash windows to front aspect, carpet, electric heater, spotlights. Door to En-Suite.

Bedroom Two 10'4" x 7'4" (3.15m x 2.24m)

Sash window to rear aspect, carpet, electric heater.

En-Suite 6'8" x 5'7" (2.03m x 1.70m)

Tiled flooring, part tiled walls, panel enclosed bath with mixer tap and shower attachment. Pedestal hand basin with pillar taps. Low level closed couple W.C, spotlights and heated towel rail.

Bathroom 6'10" x 5'9" (2.08m x 1.75m)

Tiled flooring, part tiled walls, panel enclosed bath with mixer tap and shower attachment. Pedestal hand basin with pillar taps. Low level closed couple W.C. Heated towel rail.

Lanes Estate Agents Enfield Reference Number

ET5179/CS/CS/AX/300824





GARAGE
282 sq.ft. (26.2 sq.m.) approx.

GROUND FLOOR FLAT
922 sq.ft. (85.7 sq.m.) approx.

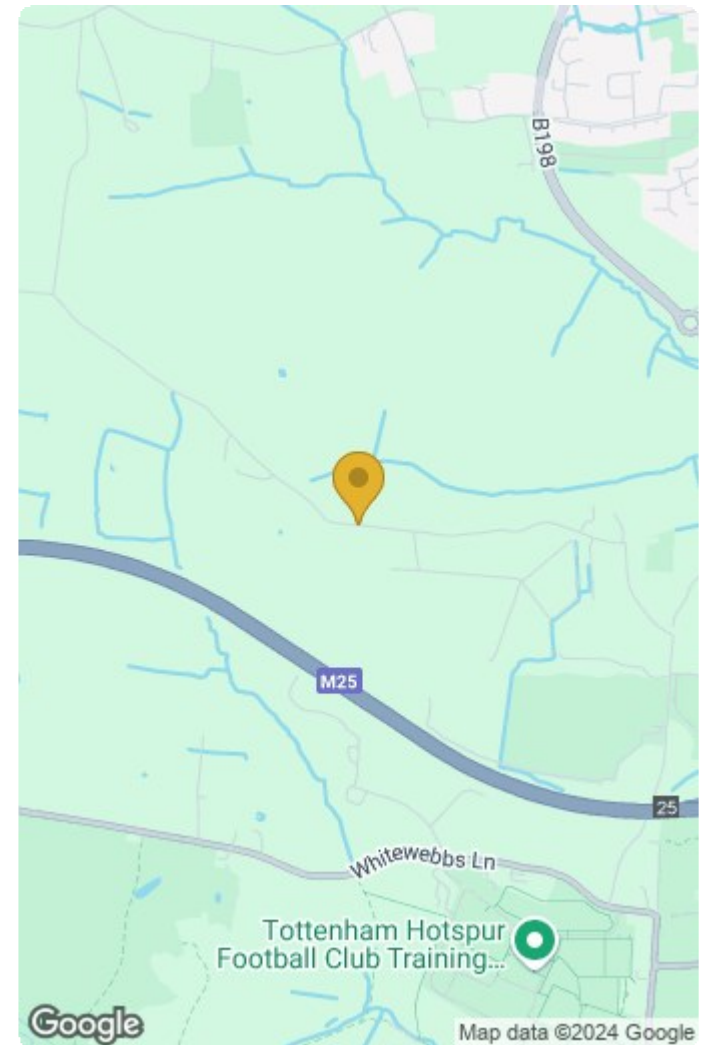


TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

