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Old Park Ride, Waltham Cross, EN7 5HX |  
Guide Price £1,250,000 | Freehold

## Old Park Ride, Waltham Cross, EN7 5HX

CHAIN-FREE - A rare opportunity to acquire a spacious family home with substantial grounds in one of the most desirable locations. Situated on the highly sought-after Old Park Ride and accessed via a shared gated entrance, this attractive detached family home, built in 1949, occupies approximately 0.7 acres of mature gardens and grounds, including an old orchard to the front. The versatile accommodation includes three reception rooms, a fitted kitchen, utility room, ground-floor shower room, four bedrooms and a family bathroom, with potential for a fifth bedroom or home office. Externally, the property benefits from extensive lawned gardens, a large garage/workshop, covered carport and ample off-street parking, offering excellent space for family living in a peaceful semi-rural setting and only a short distance from Crews Hill Train station with Cockfosters LU station 20 mins drive away.

### Key features

- Chain-Free
- Detached Family Residence
- Approx. 0.7 acres of Mature Grounds
- 4/5 Bedrooms
- Semi-Rural Setting on Sought-After Old Park Ride
- Shared Gated Entrance

### Property Information

Tenure

Freehold

EPC Rating

E

Local Authority

Broxbourne Council

Council Tax

G



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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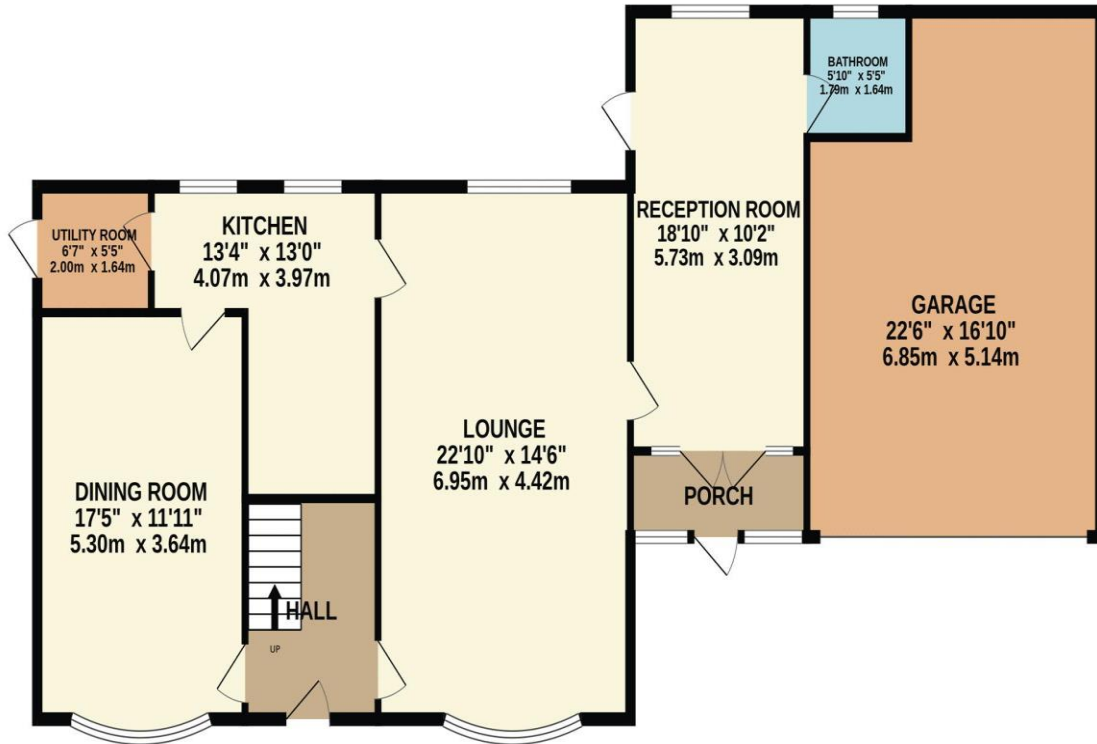
Cheshunts leading estate agent.  
Please get in touch for your free  
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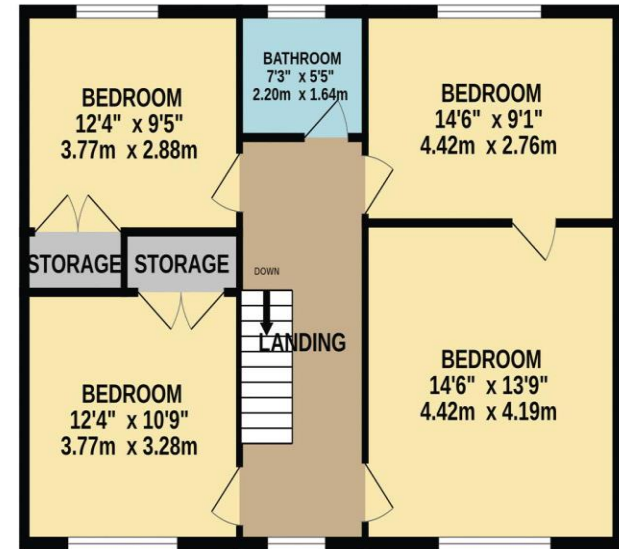




GROUND FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 2171 sq.ft. (201.7 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.

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