



## Old Park Ride, Waltham Cross

£2,250 Per month ()





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**Baker and Chase are delighted to offer this outstanding spacious 3 bedroom flat, situated on the edge of the Theobalds Park Estate, previously home to Theobalds Palace, a significant stately home and later Royal Palace of the 16th/early 17th centuries and close to the border of North London and Hertfordshire, on the first floor of this stunning Georgian Mansion House, surrounded by approximately 3 acres of manicured grounds. Available now.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £67,500+pa

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Set in a rural position, within easy access of the M25 (J25) and A10, Temple House is a collection of just 10 flats accessed via secure gates, with a sweeping entrance offering ample parking for both residents and visitors, complete with an optional garage (subject to an additional amount of rent),

The tranquillity and picturesque nature of Temple House has to be seen to be appreciated. The aspect of the flat, ensures lots of natural light throughout the property. There is a stylishly improved kitchen/diner, which offers fitted appliances and a built in dining area. The modern en-suite bathroom has also been improved and includes a bath plus shower attachment. There is an additional family shower room. The 2 main bedrooms include fitted wardrobes, the third can be used as a home office or bedroom. The bright living room boasts a dual aspect.

Temple House is accessed via Old Park Ride, which is opposite the entrance to Tottenham Hotspur's World Class training complex on Whitewebbs Lane. There are excellent road links close by including the A10 & M25. Theobalds Grove Station is approx. 1.1 miles away and offers a direct line into London Liverpool Street. Enfield Town and Brookfield Farm offer a range of nearby shopping facilities and Enfield Chase and Forty Hall also offer a range of local shopping options.

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.

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## Exterior

Door to communal entrance hallway, entryphone, staircase leading to upper landing. Wooden front door leading to

## Hallway

Fitted carpet, ceiling spotlights, ceiling coving, coat hooks, door to

## Utility room

Tiled flooring, extractor fan, ceiling spotlights, wall mounted consumer unit and electric meter, range of wall and base units, wooden worktop, single drainer sink unit, Zanussi washing machine, space for tumble dryer.

## Family shower room

Ceramic tiled flooring, underfloor heating, ceiling spotlights, extractor fan, both on sensors, fully tiled walls, chrome heated towel rail, wall mounted wash hand basin with drawer under, wall mounted mirror fronted medicine cabinet which auto demists, low flush wc, walk in shower cubicle with shower attachment plus further rain shower head.

## Bedroom 1

Fitted carpet, ceiling spotlights, ceiling coving, wall mounted electric panel heater, double glazed window to side, window shutters, fitted wardrobes, door to

## En suite bathroom

Ceramic tiled flooring, underfloor heating, ceiling spotlights, extractor fan, chrome heated towel rail, fully tiled walls, wall mounted wash hand basin, drawers below, mirror fronted medicine cabinet above, low flush wc, tiled enclosed bath with shower attachment, shower screen.

## Bedroom 2

Fitted carpet, ceiling spotlights, ceiling coving, double glazed windows to side and rear aspect, window shutters, fitted wardrobes.

## Bedroom 3

Fitted carpet, ceiling spotlights, ceiling coving, wall mounted electric panel heater, double glazed window to side, window shutters.

## Kitchen/diner

Ceramic tiled flooring, underfloor heating, ceiling coving, ceiling spotlights, double glazed window to rear with amazing view, built in dining seats with storage under, range of wooden wall and base units, built in electric hob, extractor fan over, inset sink with mixer tap, built in Bosch electric double oven with microwave, integrated Bosch dishwasher, integrated Samsung fridge freezer, pull out larder cupboard, under unit lighting, tiled splashbacks, wall mounted tv bracket, shelving.

## Lounge

Fitted carpet, ceiling spotlights, ceiling coving, 2 x wall mounted electric panel heaters, shelving, double glazed windows to rear and side. Window shutters.



BAKER  
AND  
CHASE



BAKER  
AND  
CHASE



BAKER  
AND  
CHASE





## Garden

Extensive communal gardens with approximately 3 acres of manicured grounds.

## Parking

Accessed via secure gates, with a sweeping entrance offering ample parking for both residents and visitors. Complete with an optional garage subject to an additional amount of rent.

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

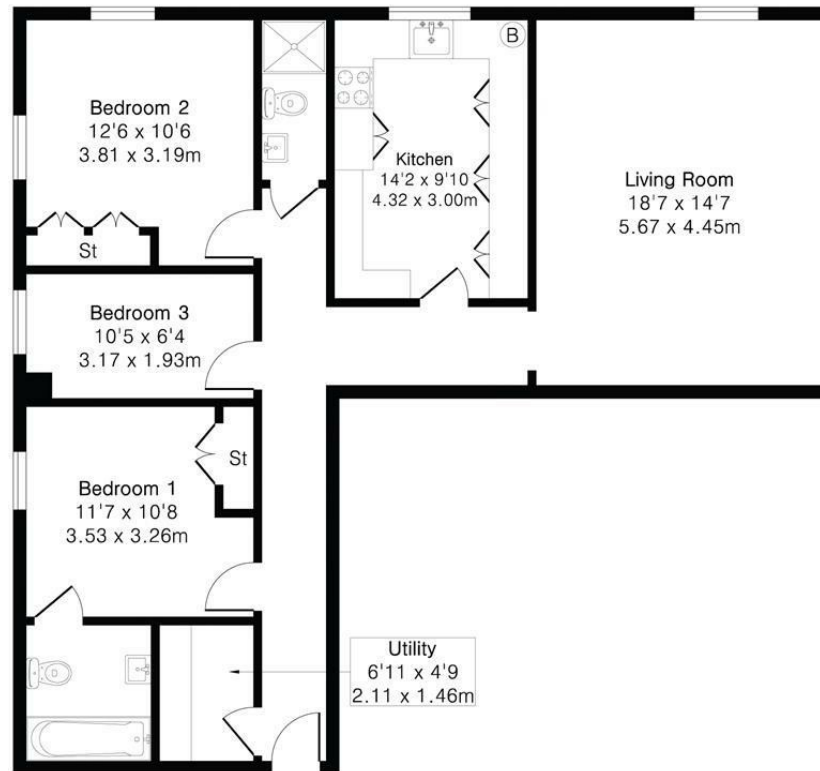
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 1047 sq ft - 97 sq m



Ground Floor



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.



EPC Rating C / Local Authority: Borough of Broxbourne / Council Tax Band: D

