



Old Park Ride, EN7 5HY
Waltham Cross





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Kings Group are delighted to present this UNIQUE, CHAIN FREE, TWO BEDROOM GROUND FLOOR APARTMENT.

Set within a stunning Georgian manor house dating back to circa 1759, this elegant two-bedroom ground-floor apartment offers a rare opportunity to own a piece of history in a beautiful country setting. The property is approached via a private gated entrance leading through landscaped grounds of approximately 2.4 acres. A grand communal entrance hall provides access to the apartment's own hallway. Alternatively you could access the property via the patio door which is accessed through the rose garden.

Inside, the accommodation comprises a spacious hallway with Bedroom Two to the right and a modern family bathroom to the left. Further along, the master bedroom with its own contemporary en-suite shower room. The kitchen is well-equipped with a range of quality units and appliances, while the dining room to the rear features a single door opening directly onto the communal gardens — perfect for entertaining or relaxing. Adjacent to the dining room is a bright and inviting lounge, offering lovely garden views.

Additional benefits include a double garage, ample guest parking, a 970-year lease, and a share of the freehold. This exceptional home blends period character with modern convenience, all within a tranquil and prestigious country estate.

£450,000



- TWO BEDROOM GROUND FLOOR APARTMENT
- CHAIN FREE
- 2.4 ACRES OF STUNNING GROUNDS
- PRIVATE GATED ENTRANCE
- SHARE OF FREEHOLD
- BEAUTIFUL COUNTRY GEORGIAN PERIOD PROPERTY
- DOUBLE GARAGE
- RARE OPPORTUNITY TO OWN A UNIQUE AND SOUGHT AFTER HOME
- PATIO DOOR LEADING INTO BEAUTIFUL COMMUNAL GARDENS • CLOSE TO CREWS HILL AND OAKWOOD STATION

Location

Temple House is set within private, gated grounds with mature landscaping and communal gardens. It has a tranquil, semi-rural feel despite being within commuting distance of London/Greater London. The estate is surrounded by horses, stables and farmland, with delightful countryside walks on the doorstep. The building is a converted Georgian manor with landscaped grounds, offering a quieter living environment than standard suburban developments.

Travel Links

Temple House also offers fantastic commute links, with the property having easy access to four stations, the closest two being

Crews Hill - Southbound: Trains run towards London Moorgate, stopping at stations like Gordon Hill, Winchmore Hill, and Finsbury Park (for connections to the Underground). Northbound: Trains go towards Hertford North and Stevenage, serving towns in Hertfordshire. Theobalds Station - Which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). The property also has easy access to the A10 and M25 providing easy commute links into London, Greater London and the surrounding areas.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low

Lease - 990 Years / Share of Freehold



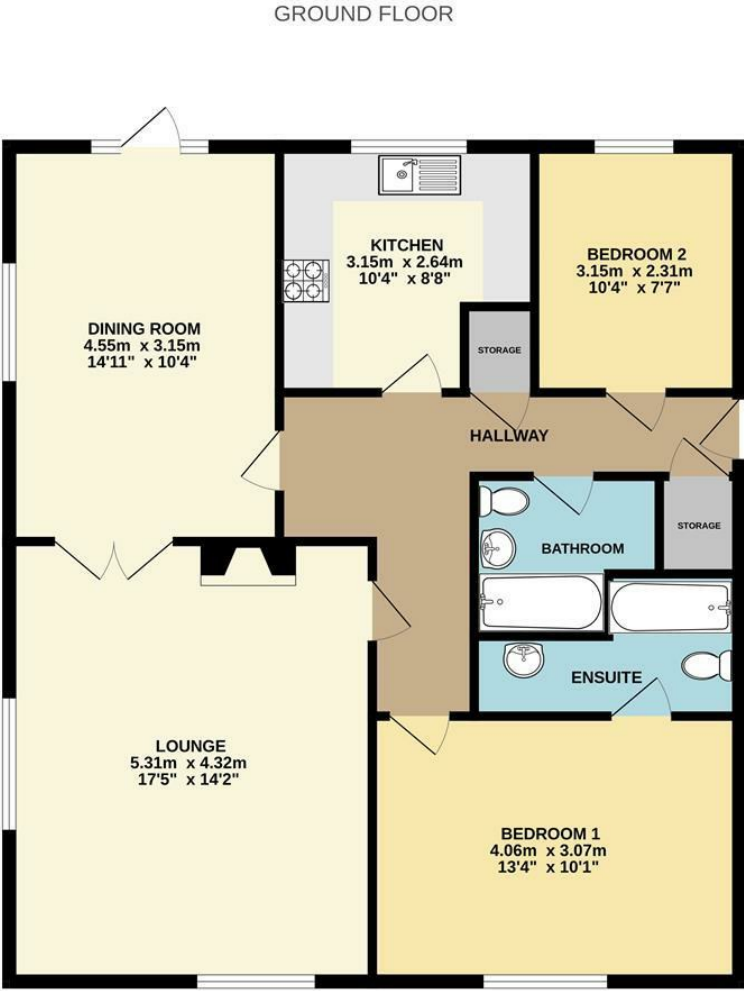


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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