



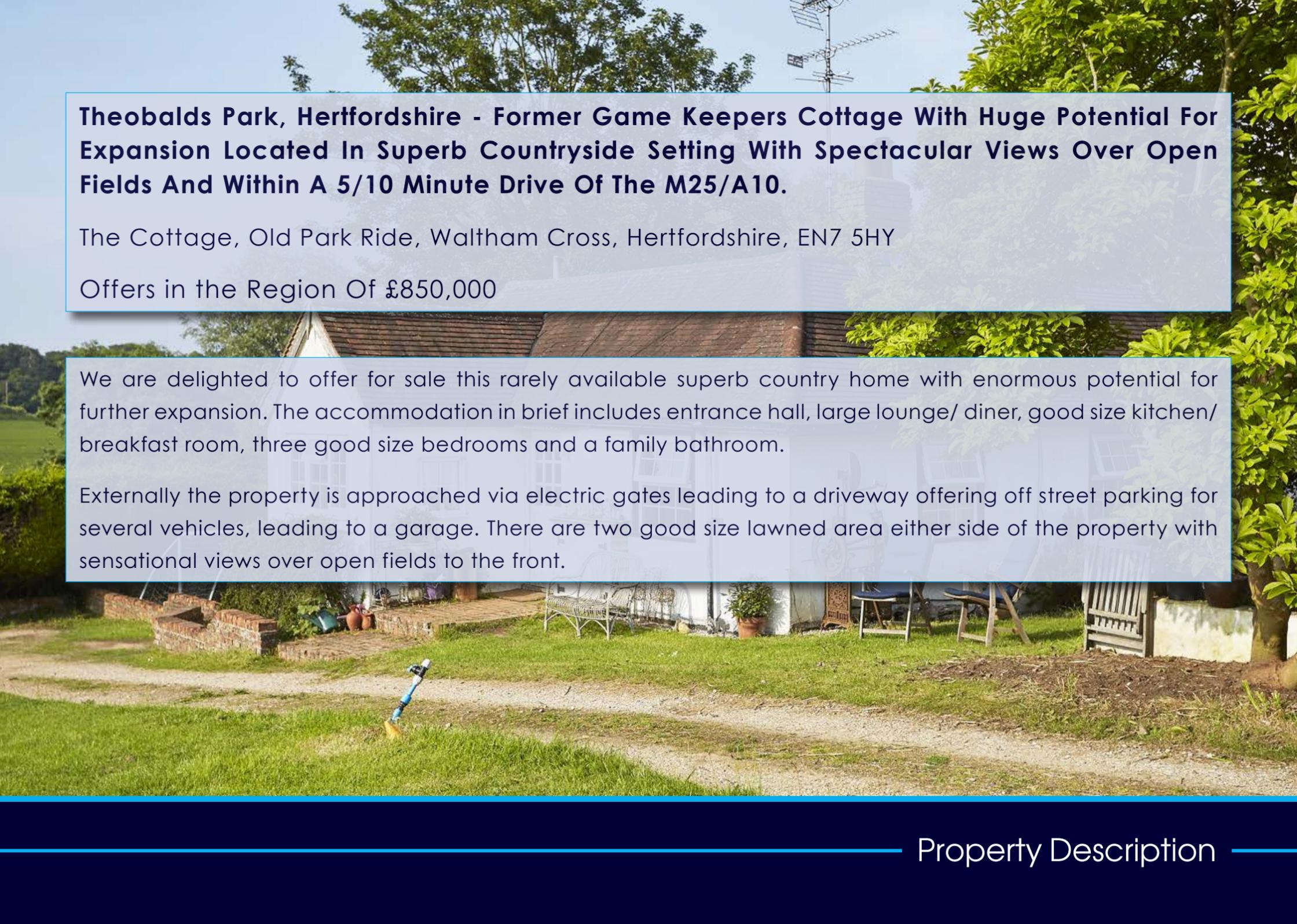
—dreampad—

The Cottage

Old Park Ride | Waltham Cross | Herts | EN7 5HY



Lounge



Theobalds Park, Hertfordshire - Former Game Keepers Cottage With Huge Potential For Expansion Located In Superb Countryside Setting With Spectacular Views Over Open Fields And Within A 5/10 Minute Drive Of The M25/A10.

The Cottage, Old Park Ride, Waltham Cross, Hertfordshire, EN7 5HY

Offers in the Region Of £850,000

We are delighted to offer for sale this rarely available superb country home with enormous potential for further expansion. The accommodation in brief includes entrance hall, large lounge/ diner, good size kitchen/ breakfast room, three good size bedrooms and a family bathroom.

Externally the property is approached via electric gates leading to a driveway offering off street parking for several vehicles, leading to a garage. There are two good size lawned area either side of the property with sensational views over open fields to the front.



Kitchen & Dining Room



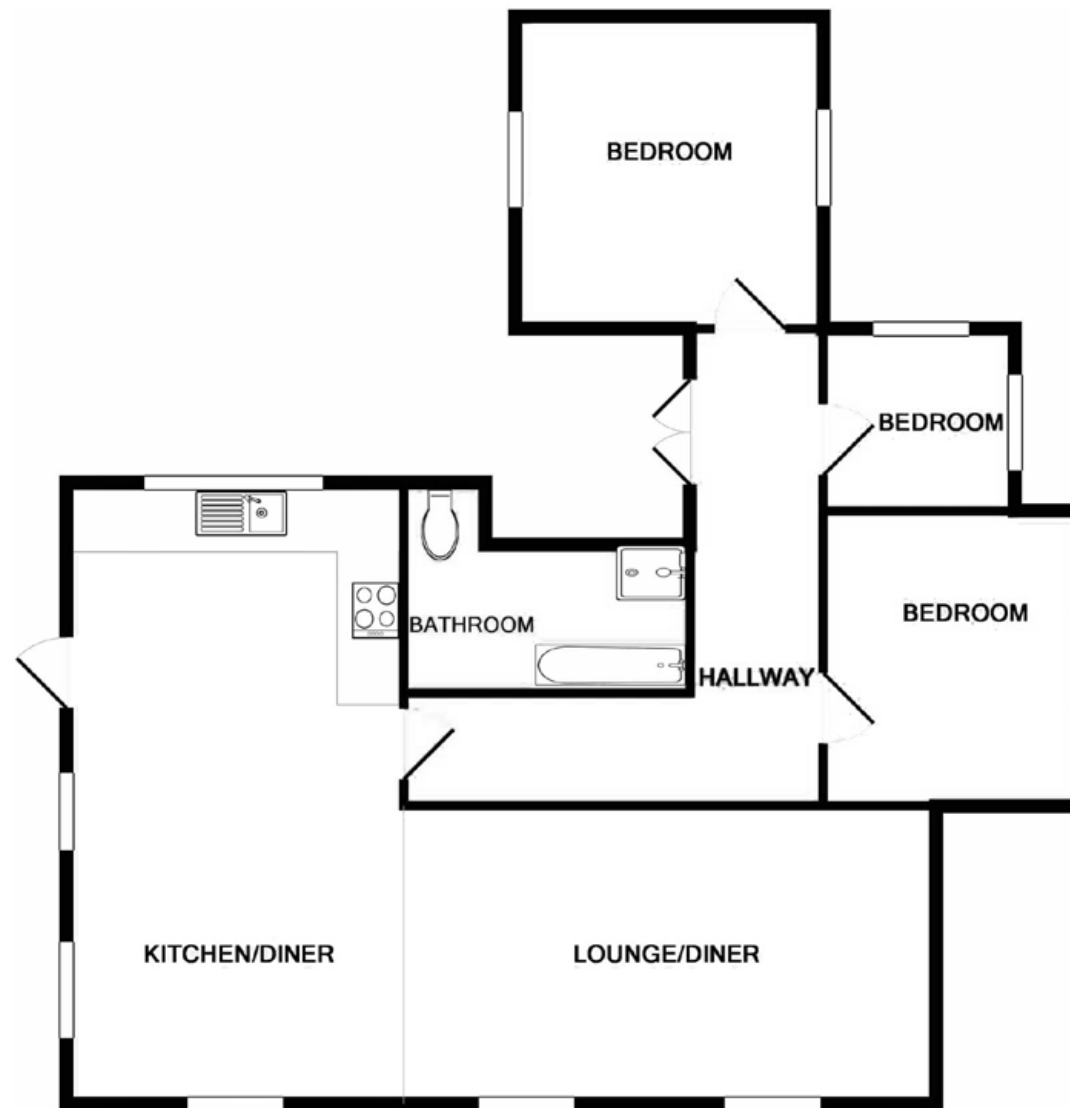
Dining Room



Bedrooms & Family Bathroom



Rear Garden



TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)

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Transport: Turkey Street Station (London Liverpool Street) - 2.1 miles
M25 (J25) - 1.5 miles, A10 - 1.3 miles

Services: Oil Heating, Mains Water Supply & Drainage

Council Tax: Band G

Local Authority: Broxbourne Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information



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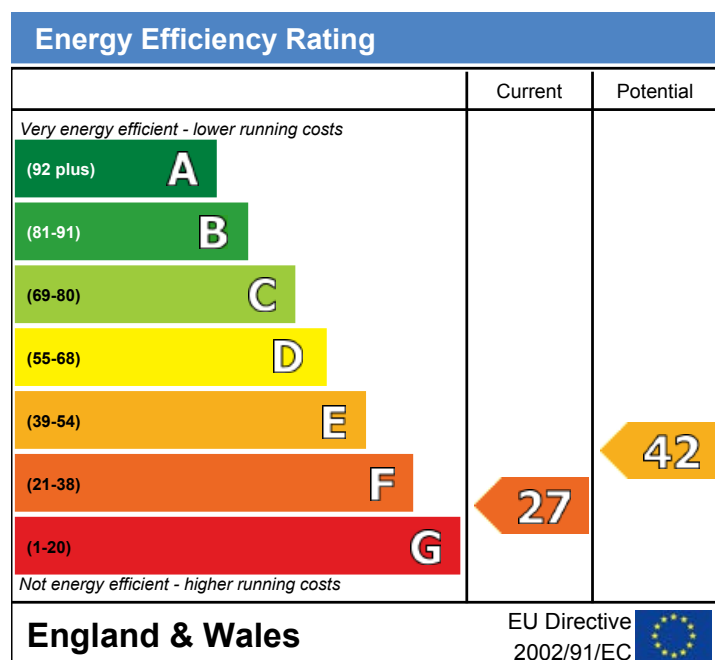
Energy Performance Certificate



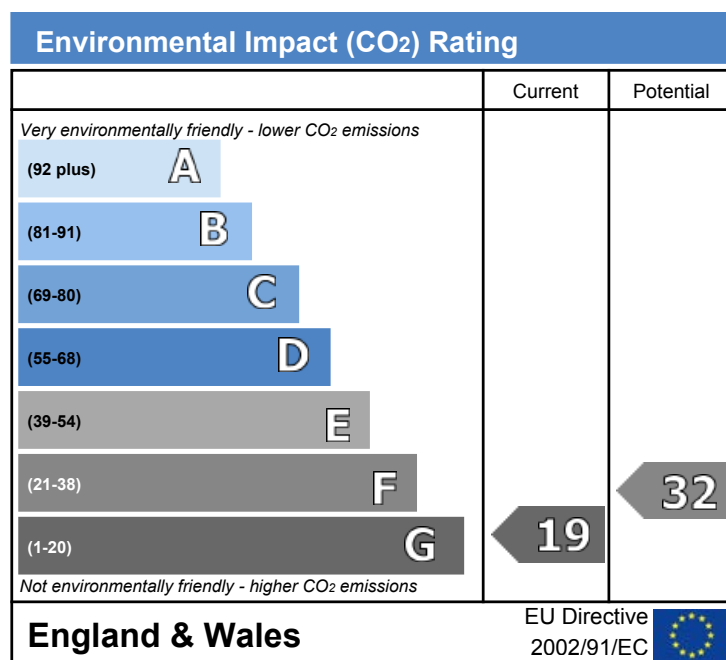
The Cottage,
Old Park Ride,
WALTHAM CROSS,
EN7 5HY

Dwelling type: Detached bungalow
Date of assessment: 10 March 2010
Date of certificate: 10 March 2010
Reference number: 8750-6627-7790-4350-3996
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	498 kWh/m ² per year	368 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	9.0 tonnes per year
Lighting	£80 per year	£80 per year
Heating	£1,489 per year	£1,096 per year
Hot water	£241 per year	£162 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with