



OSBORNE CLOSE, HADLEY WOOD, COCKFOSTERS, EN4

Welcome to this stunning property located in the desirable Osborne Close, Hadley Park, Close to Cockfosters and its Local Amenities. This modern home boasts 4 spacious bedrooms and 2 beautifully appointed bathrooms, perfect for a growing family or those who love to entertain guests.

As you step inside, you are greeted by 2 large reception rooms, one of which features a vaulted ceiling, adding a touch of grandeur to the space. The luxury fitted kitchen/diner has granite worktops and integrated appliances as well as space for a small breakfast table.

One of the standout features of this property is the extra plot to the side, offering endless possibilities for expansion. Whether you dream of a quadruple garage, building a self-contained annexe, home offices, or simply additional parking space, this extra plot provides the opportunity to tailor the property to your specific needs (subject to planning permission). This side plot measures 26'6+ deep x 17'6 wide.

Off street parking will never be an issue with space for 3 vehicles, making coming home a breeze. The location of this property is highly sought after, making it a popular choice for those looking for a luxurious and versatile living space.

Don't miss out on the chance to own this amazing property in Hadley Park. Book a viewing today and start envisioning the endless possibilities this home has to offer.



ACCOMMODATION

* ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * 2 SEPARATE BUT CONNECTING LARGE RECEPTION ROOMS - 1 WITH A VAULTED CEILING * 4 BEDROOMS & 2 BATHROOMS (1 EN SUITE) * VERY WIDE & SECLUDED LANDSCAPED REAR GARDEN WITH SUNNY ASPECT * EXTRA PLOT TO SIDE WITH SCOPE
- SPP - OFF STREET PARKING FOR 3+ CARS *

* SERVICES: GAS CENTRAL HEATING * FEATURES & BENEFITS: DOUBLE GLAZING, BURGLAR ALARM, EXTRA EXTENSION POTENTIAL FOR ANNEXE, HOME OFFICES, FURTHER RECEPTIONS, EXTRA PARKING, GARAGING - SPP *

PRICE: £925,000 FREEHOLD

ENTRANCE HALL:

Part Glazed Wooden Door, Ceramic Flooring, Covered Radiator with Shelf, Cornicing. Door to DOWNSTAIRS CLOAKROOM.



RECEPTION ROOM 1: PIC. 1 21'6 x 14' (6.55m x 4.27m)

A Beautiful and Very Useful Addition to the Property, Making it Double Fronted. This is Double Aspect with Double Glazed Windows to Front & Rear. Has a Vaulted Ceiling, Bringing in Extra Light, and is Large Enough for a Sitting & Dining Area. 2 Double Radiators, Wiring for a Plasma Wall Mounted TV, Laminate Flooring, Spotlights. 2 x Double Glazed Skylight Windows.



RECEPTION ROOM 1: PIC. 2
Different Aspect.



RECEPTION ROOM 1: PIC. 3
This Also Shows the Pair of Glazed Doors to the 2nd Reception Room.



LOUNGE AREA:



DINING AREA:



RECEPTION ROOM 2: PIC. 1 16'5 x 14'4 (5.00m x 4.37m)

This Would be the Original Reception Room Which Widens to the Rear, Ceramic Flooring, Cornicing, Double Radiator. Deep Storage Cupboard. Double Glazed Sliding Patio Doors to Rear Garden, Double Doors with Leaded Lights to Reception Room 1.



**RECEPTION ROOM 2: PIC. 2
Different Aspect, Showing Door to Hallway.**



LUXURY FITTED KITCHEN/DINER: PIC. 1 11'9 x 8'8 (3.58m x 2.64m)

Modern Floor & Wall Units, Butler Sink with Mixer Taps, Gas Hob with Neff Built Under Oven, Plumbed for American Style Fridge/Freezer, Integrated Dishwasher & Washing Machine. Double Glazed Window to Front, Marble Flooring. Space for Small Dining Table.



LUXURY FITTED KITCHEN/DINER: PIC. 2



BEDROOM 1: 11'10 x 11'10 (3.61m x 3.61m)
Double Glazed Window to Front, Radiator, Cornicing. Door to:



SHOWER EN SUITE: 8' x 4'6 (2.44m x 1.37m)
Walk in Shower, Built in Wash Hand Basin with Mixer Taps and Cupboards Beneath, Built in Low Flush WC. Fully Tiled to Shower Area, Half Tiled to Sink & WC, Extractor Fan, Double Glazed Frosted Window.



BEDROOM 2: 12'3 x 10'3 (3.73m x 3.12m)

Whole Span of Fitted Wardrobes with Sliding Doors, Radiator, Spotlights, Double Glazed Window to Rear Overlooking the Beautiful Garden.



BEDROOM 3: 11'3 x 8'7 (3.43m x 2.62m)

Double Glazed Window to Rear Overlooking Rear Gardens, Radiator, Cornicing.



BEDROOM 4: 7'9 x 7'3 (2.36m x 2.21m)

7'9 x 7'3 with Double Glazed Window to Rear, Radiator., Corncicing. Currently Used as a Dressing Room.



MODERN BATHROOM:

Modern Bathroom Suite with Panelled Bath and Mixer Taps, Plus Grohe Separate Shower Unit, Wash Hand Basin with Mixer Tap, Low Flush WC, Radiator with Chrome Heated Towel Rail. Fully Tiled Walls. Mirror.



FIRST FLOOR LANDING:
Access to All Rooms, Radiator, Attractive Stained Glass Window with Leaded Lights.



BEAUTIFUL REAR GARDEN: PIC. 1 40'3" x 33' (12.27m x 10.06m)
Beautiful, Secluded & with a Sunny Aspect. A Great Garden to Relax and Entertain in. Astro Turf with Mature Trees, Plants & Shrubs. Plus a Paved Patio Area.



BEAUTIFUL REAR GARDEN: PIC. 2

Showing the Large Paved Patio Area Accessed Via the Double Glazed Patio Doors from Reception Room 2.



BEAUTIFUL REAR GARDEN: PIC. 3
Further Paved Patio Area and Shrubs.



REAR ELEVATION OF PROPERTY:

Rear Elevation of Property Showing the Full Width of the Building and the Extra Space on the Side.



PLOT TO SIDE & SHEDS: 26'6 x 17'3 (8.08m x 5.26m)

There is a Side Entrance, Paving and 2 Very Useful Sheds for Storage, but this could also be a Further Extension Plot to add an Annexe, or Home Office/s - Subject to Usual Consents.

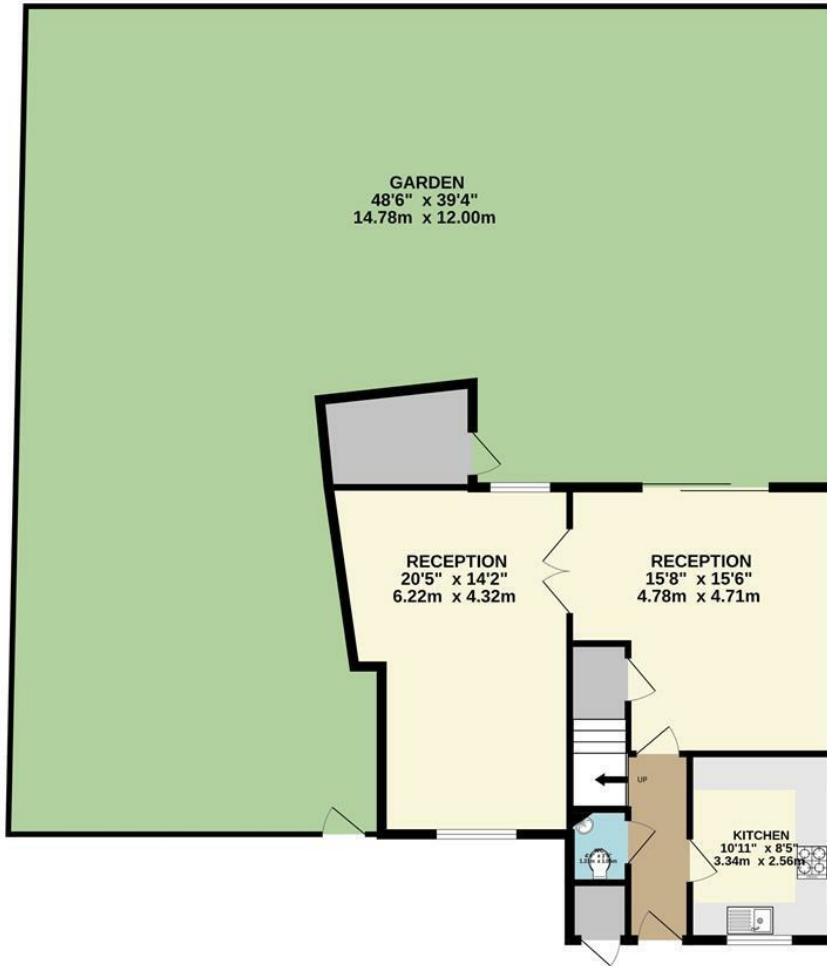


PLOT TO THE SIDE OF THE PROPERTY: 17'6 wide (5.33m wide)

As Seen from the Front and Useful for Extra Parking or a Further Extension/Annexe - Subject to Usual Consents.



GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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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			
		72	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.