



3 OSBORNE COURT, POTTERS BAR EN6 1SX

Offers In The Region Of £599,950 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

RARELY AVAILABLE Osborne Court is a small gated development of just three bungalows, which were formed from the extensive gardens of Osborne House and were constructed around 25 years ago by Newland, a well regarded local firm of builders.

Osborne Road is generally considered as one of the area's most exclusive roads, being located on the Little Heath borders.

This truly delightful chain free two double bedroom detached (linked) bungalow comprises a welcoming entrance hall, an attractive lounge/dining room which leads to the conservatory, a kitchen/breakfast room, the principal bedroom overlooks the rear garden, has fitted wardrobes and an en-suite wet room, the second bedroom also has fitted wardrobes and an en-suite "Jack and Jill" bathroom which can also be accessed from the entrance hall.

Externally, there is off street parking in front of the double garage and there is a very pretty low maintenance rear garden which is both paved and gravelled with mature and colourful shrubs and has a timber built shed.

The electric gates open onto a picturesque winding gravelled drive, mature trees and a pond with a water feature.





Property Features

- LOUNGE/DINING ROOM: 17'0 x 12'10
- CONSERVATORY: 11'3 x 11'3
- KITCHEN/BREAKFAST ROOM: 11'6 x 9'6
- DOUBLE GARAGE: 16'10 x 14'11
- GATED ENTRANCE
- BEDROOM 1: 17'7 x 12'10
- BEDROOM 2: 14'11 x 9'1
- TWO EN-SUITE BATHROOMS (ONE JACK AND JILL)
- REAR GARDEN: 38FT WIDE x 20FT IN LENGTH (MAX)
- CHAIN FREE

Agents Notes

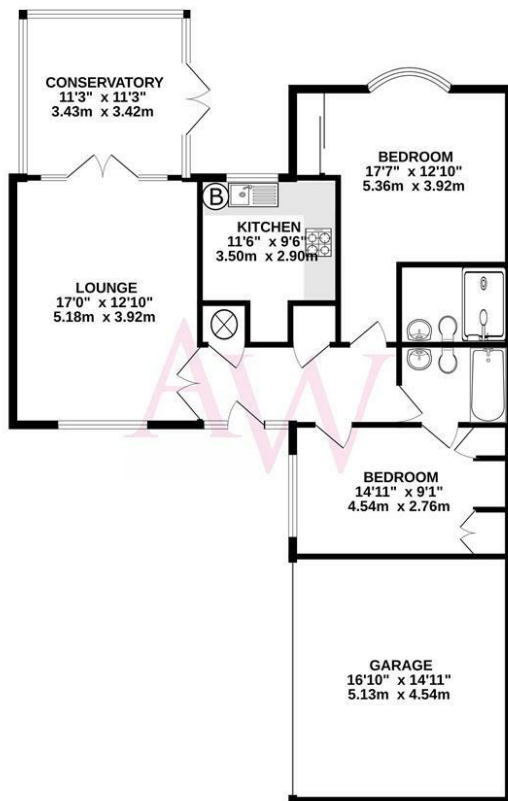
One of the many features of this property is the clock and weather vane which is fixed to the roof.

PLEASE NOTE THAT IT IS A CONDITION OF SALE THAT ONE OF THE PURCHASERS MUST MEET THE AGE REQUIREMENT OF 55 YEARS OR OVER.

EPC RATING: C

COUNCIL TAX BAND: F

GROUND FLOOR
1187 sq. ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq. ft. (110.3 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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