



SIMPLY HOMES

Osborne Gardens

Little Heath EN6 1RS

Price Guide £1,295,000





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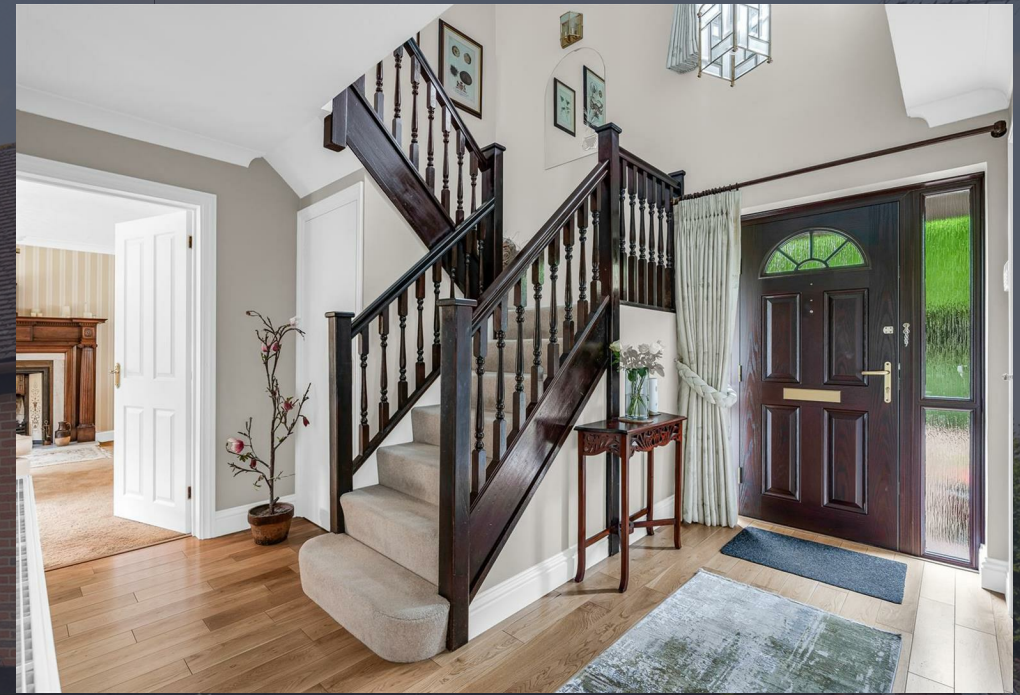
Simply homes are delighted to offer this detached family residence situated within an ever-popular cul-de-sac location of Osborne Gardens in the heart of Little Heath. This immaculate property offers spacious and versatile accommodation across two floors.

Enter via the entrance porch leading to the central entrance hallway with a central staircase leading to the first floor. The ground floor offers three large reception rooms, including a double aspect living room with bay window, a large double-aspect family room and a formal dining room. The re-fitted kitchen features granite worktops, a range of base/eye level units and various integrated appliances. The kitchen is served by a separate, re-fitted utility room. The ground floor also features a cloakroom/WC.

To the first floor, offering a generous sized landing leading to the four double bedrooms, with three of the bedrooms having fitted wardrobes and two luxuriously re-fitted en-suite bathrooms to the two larger bedrooms. A beautifully finished and fully tiled family bathroom serves the remaining bedrooms.

Externally, the incredibly private rear garden caters for all outdoor dining and entertainment needs. The garden features an initial patio area, with the rear being predominantly laid to lawn with a range of mature shrubs, trees and a useful storage container. A side gate provides access to a pathway leading around to the front of the property, where there is a lawned front garden with numerous fruit trees and a block paved driveway providing off-street parking.

Osborne Gardens provides easy access to Potters Bar's many amenities including the mainline rail station with fast links into London Kings Cross (approx. 20 minutes). Brookmans Park is a short drive away. Local schooling includes Lochinver House school, Stormont & Queenswood & in the state sector Little Heath Primary, Chancellors & Mount Grace. Junction 23 of the M25 & the A1(M) are approx. 2 miles away, providing excellent local transport links.







- Osborne Gardens -

- Ground Floor -

| | |
|-------------------------|--------------------------------|
| Entrance Hallway | |
| Living Room | 24'2" x 13'4" (7.39m x 4.08m) |
| Dining Room | 10'7" x 16'11" (3.23m x 5.18m) |
| Cloakroom/WC | |
| Kitchen | 14'3" x 9'8" (4.36m x 2.95m) |
| Utility | 7'1" x 9'8" (2.18m x 2.95m) |
| Family Room | 16'2" x 20'11" (4.94m x 6.40m) |

- First Floor -

| | |
|------------------------|--------------------------------|
| Landing | |
| Bedroom One | 16'0" x 13'4" (4.89m x 4.08m) |
| En-suite | |
| Bedroom Two | 10'7" x 16'11" (3.23m x 5.18m) |
| En-suite | |
| Bedroom Three | 10'7" x 9'8" (3.25m x 2.97m) |
| Bedroom Four | 10'11" x 9'8" (3.35m x 2.95m) |
| Family Bathroom | |

- Exterior -

- Front Garden**
- Driveway**
- Rear Garden**

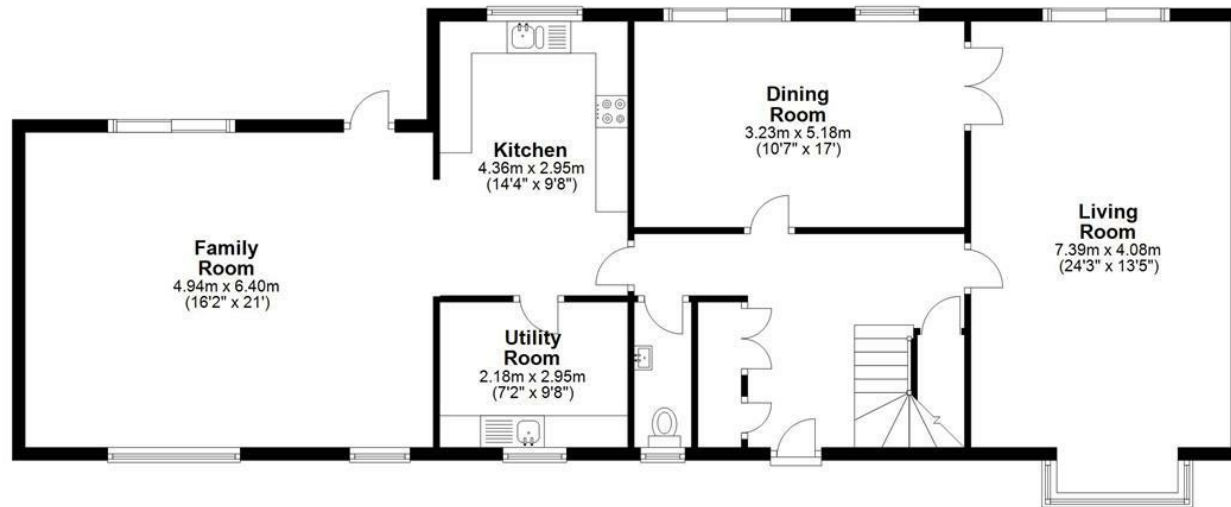






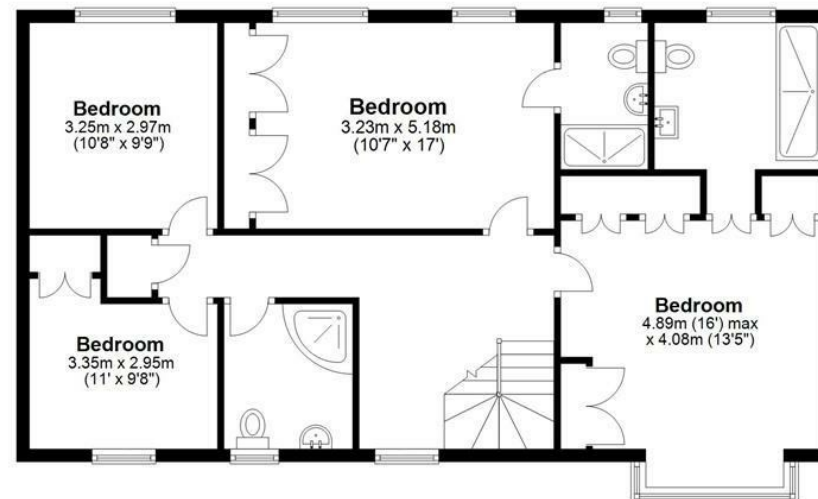
Ground Floor

Approx. 115.6 sq. metres (1243.9 sq. feet)



First Floor

Approx. 83.2 sq. metres (896.1 sq. feet)



Total area: approx. 198.8 sq. metres (2140.0 sq. feet)





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115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | sales@simply-homes.co.uk | simply-homes.co.uk | Find us on

