

Osborne House Farm, Hawkshead Road, Potters Bar, EN6 1LX



Price: £3,000.00 p.c.m.

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



**** AVAILABLE****

Osborne House Farm is a beautiful characterful 3 bedroom family home offering spacious and versatile accommodation throughout. The property benefits from three generous reception rooms, ideal for both family living and entertaining, alongside a separate garden office perfect for home working and private off street parking. Combining charming period features with practical modern living, this unique home is set within attractive surroundings and situated in the highly sought after area of Little Heath, on the borders of green belt countryside, yet within easy access to Potters Bar mainline station.

- CHARACTERFUL 3 BEDROOM DETACHED FAMILY HOME
- AVAILABLE
- PART FURNISHED
- 3 RECEPTION ROOMS
- SPACIOUS AND VERSATILE
- SEPARATE GARDEN OFFICE
- ATTRACTIVE SURROUNDINGS
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LOUNGE
RECEPTION ROOM
KITCHEN
DINING ROOM

3 BEDROOMS
FAMILY BATHROOM

WRAP AROUND GARDEN
ATTRACTIVE SURROUNDINGS
GARDEN OFFICE
OFF STREET PARKING

LOCATION

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

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G

Permitted payments are the monthly rent plus 5 weeks rent as a deposit. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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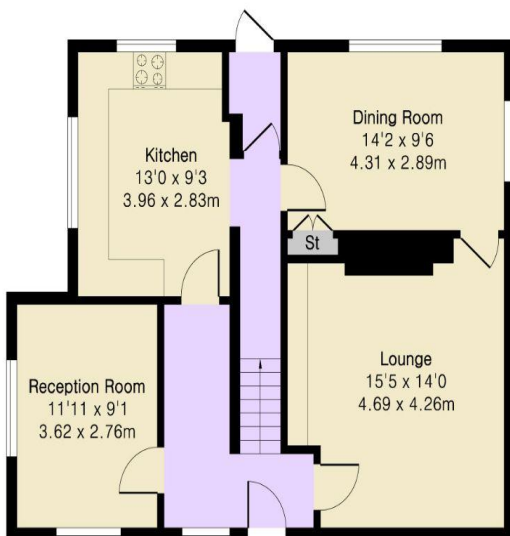
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Approximate Gross Internal Area 1356 sq ft - 126 sq m (Excluding Outbuilding)

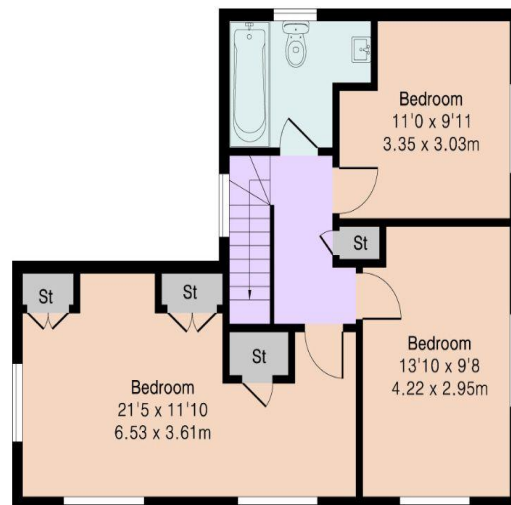
Ground Floor Area 741 sq ft – 69 sq m

First Floor Area 615 sq ft – 57 sq m

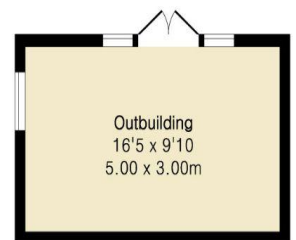
Outbuilding Area 161 sq ft – 15 sq m



Ground Floor



First Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

