

26 Osborne Road, Potters Bar, Herts, EN6 1SD
£899,950

Duncan Perry
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Duncan Perry offer this larger than average THREE BEDROOM DETACHED HOUSE on one of Potters Bar premium roads. Property features a large lounge, conservatory, dining room, kitchen and downstairs WC. The first floor offers three double bedrooms and a family bathroom. There are two separate gardens at each side of the property and a detached garage. Offered CHAIN FREE. Viewing recommended.



- THREE BEDROOM DETACHED HOUSE
- CHAIN FREE
- SITUATED ON ONE OF POTTERS BAR PREMIUM ROADS
- SEPARATE DINING ROOM
- CONSERVATORY
- LOUNGE
- DOWNSTAIRS WC
- TWO SIDE GARDENS
- DETACHED GARAGE
- FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Double width frosted double glazed front door opens into:

ENTRANCE PORCH
Tiled floor. Frosted glazed front door opens into:

ENTRANCE HALL
Frosted window to front. Double radiator. Under stairs storage cupboard housing electric consumer unit and light.

DOWNSTAIRS WC
White suite comprising top flush WC and wall mounted wash hand basin. Splash back tiling. Single radiator. Tiled floor. Frosted double glazed window to side.

LOUNGE
Feature stone effect fireplace with inset open fire. Double and single radiator. Double glazed window to rear. Double glazed windows and casement door to:

CONSERVATORY
Poly carbonate vaulted roof. Double glazed windows to either side. Double glazed double width casement doors to side. Tiled floor.

DINING ROOM
Double radiator. Double glazed window to side.

KITCHEN
Range of white wall and base units featuring cupboards, drawers, display shelves and display cupboards. Double bowl stainless steel with mixer tap. Neff electric ceramic hob with oven below. Extractor hood above. Integrated refrigerator. Splash back tiling. Double radiator.

UTILITY ROOM
Wall mounted Vaillant gas central heating boiler. Fitted cupboard unit. Tiled floor. Space for washing machine. Single radiator. Fitted wall cupboard. Double glazed window and double glazed casement door to side garden.

FIRST FLOOR LANDING
Approach via turn flight staircase with half landing. Double glazed window to side. Double radiator. Access to loft.







BEDROOM ONE
Three double width fitted wardrobes with hanging rails and shelving. Double radiator. Built in cupboard housing hot water tank and wooden slatted shelves. Dual aspect with double glazed window to side and double glazed double width casement doors to:

COVERED BALCONY
With North and West aspect. Metal balustrade.

BEDROOM TWO
Two double width fitted wardrobes with hanging rail and shelving. Matching dressing table and shelf units. Single radiator. Double glazed window overlooking side garden.

BEDROOM THREE
Single radiator. Double glazed window over looking side garden.

BATHROOM
White suite comprising corner bath with mixer tap and shower. Vanity wash basin part set with vanity unit and double width cupboards below. Tiled to splash areas. Single radiator. Frosted double glazed window to front. Electric shaver point.

EXTERIOR
This property features two gardens one to either side both secluded.

Westerly side Garden.

With access from front gate or from utility room door. Featuring patio area and lawn area. Well secluded by deep shrub hedging including mature Laurel and Bay tree.

Easterly side garden

Accessed from the conservatory and the front gate. Patio area leading to lawn area. Ornamental fish pond. Wide shrub and flower border. Thick mature and very tall Laurel hedge. Side access door to:

BRICK BUILT GARAGE
Automated up and over door to front. Lighting and power. Window to side. In front of garage concrete driveway for access and parking accessed from Newlands Way.








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Total Area: 169.6 m² ... 1826 ft²

All measurements are approximate and for display purposes only

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which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

EXTERIOR FRONT

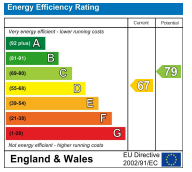
Patio area and path. Small grass area with thick shrubbery and hedging which also runs along side Newlands Way.

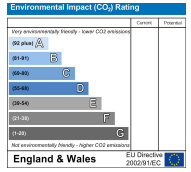
Freehold. Council tax band G - Welwyn and Hatfield council

Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point















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