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Osborne Road
Little Heath

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BROOKMANS
PARK**

T: 01707 661144

Cecil House, 20 Osborne Road, Little Heath EN6 1SD

This outstanding Victorian five-bedroom detached character residence offers circa 4,153 square feet of truly luxurious and versatile living accommodation. Boasting a fabulous mix of original features such as fireplaces, high ceilings and stain glass together with modern interior design, underfloor heating, multi room 'Sonos' music system and CCTV. The property further benefits from a two-storey annexe, cellar and tandem garage, (currently used as a gym).

Arranged over three floors, this amazing home comprises to the ground floor spacious reception hallway, four reception rooms, stunning 32' kitchen with 'Mark Wilkinson' bespoke kitchen, utility room and guest cloakroom. The first floor has spacious landing opening on to fabulous sunroom with picture window overlooking the glorious rear garden, principal bedroom with walk in wardrobe and en-suite, further bedroom with en-suite and family bathroom. On the second floor there are three further double bedrooms and a bathroom.

The property further benefits from a cellar, detached two storey annex and a tandem garage which is currently used as a gym. The walled rear garden is a wonderful space ideal for outdoor entertaining and has a paved seating area to the immediate rear with further circular paved seating area to the rear with the remainder laid mainly to lawn with planted borders and side access. The frontage is approached via electric security gates and allows off street parking for several cars and allows access to the garage.

Osborne Road is situated between Hawkshead Road & Darkes Lane, within easy access of Potters Bar's many amenities including it's mainline rail station with fast links into London Kings Cross (approx 20 minutes). Brookmans Park is a short drive in the opposite direction. Local schooling includes Lochinver House school (Boys), Stormont (Girls) & Queenswood (Girls) & in the state sector Little Heath Primary, Chancellors & Mount Grace. Junction 23 of the M25 & the A1(M) are approx 2 miles distant, providing excellent local transport links.













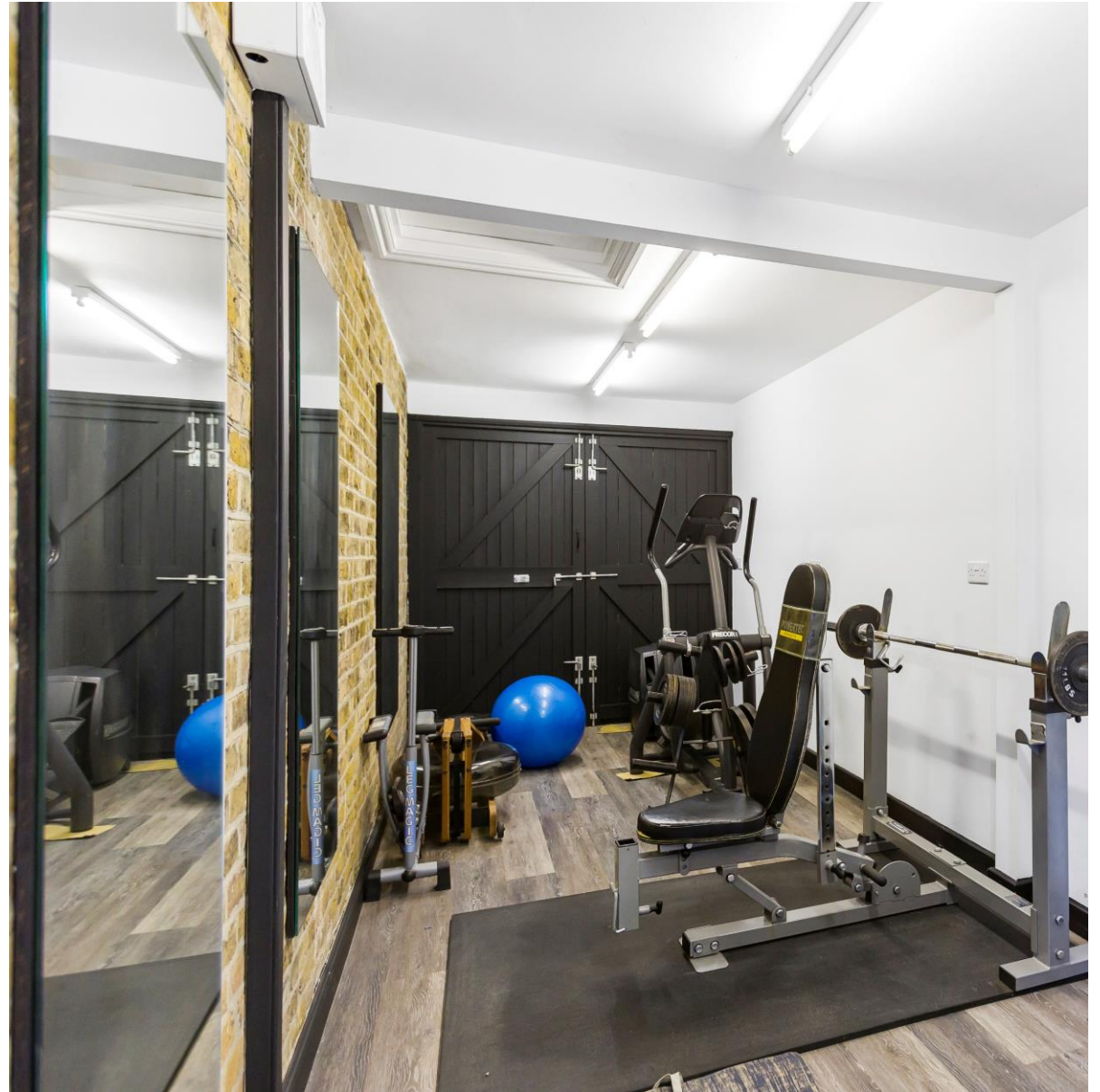


















Approximate Gross Internal Area 4153 sq ft – 386 sq m

Ground Floor Area 1636 sq ft – 152 sq m

First Floor Area 995 sq ft – 92 sq m

Second Floor Area 905 sq ft – 84 sq m

Annexe Ground Floor Area 221 sq ft – 21 sq m

Annexe First Floor Area 164 sq ft – 15 sq m

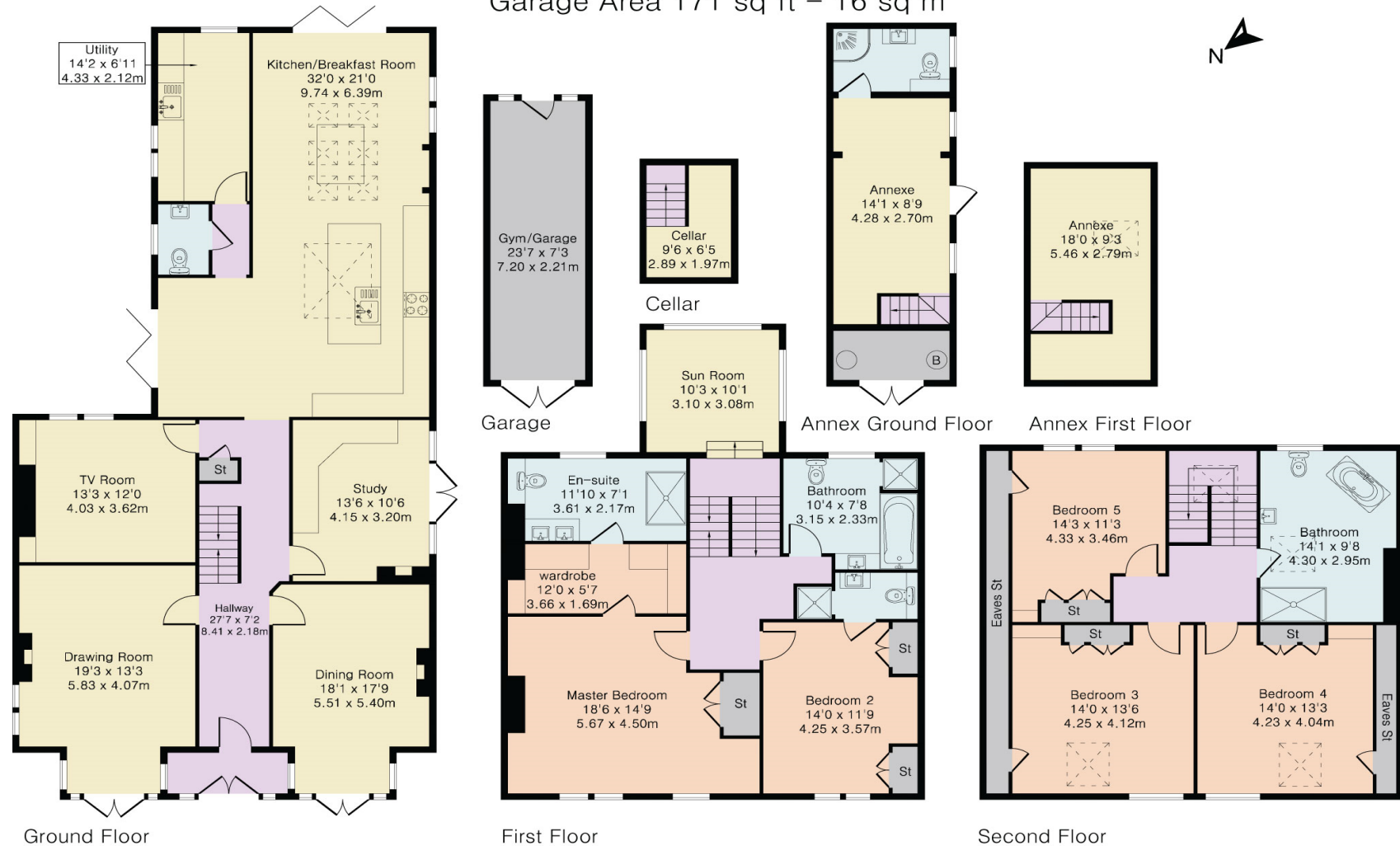
Cellar Area 61 sq ft – 6 sq m

Garage Area 171 sq ft – 16 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority:
Hertsmere Borough Council
Council Tax Band HFREEHOLD

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.





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