



ABSOLUTE
PROPERTY

**10 Melrose Avenue
Potters Bar, EN6 1SZ
Price Guide £535,000**



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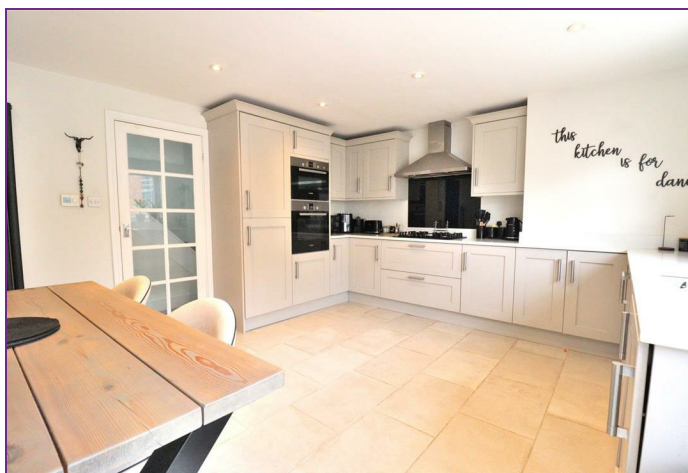
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Absolute Property are delighted to offer this three bedroom semi detached property. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. Located 0.5 miles from Potters Bar Railway Station and local amenities on Darkes Lane. Benefits include modern reception room, Luxury kitchen/diner, guest wc, garage, driveway and private rear garden Viewing is highly recommended to avoid disappointment.



Accommodation Comprises:

Entrance Hall|Modern Lounge|Kitchen/Diner|Guest Cloakroom|Three Bedrooms|Upstairs Bathroom|Driveway|Garage|Rear Garden|

Melrose Avenue:

This semi detached residence is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There are three bedrooms to the upper floor in addition to a family bathroom. Downstairs the natural lit main reception faces the front aspect allowing plenty of light to flow through. in addition you will find a luxury high spec kitchen/diner with integrated Bosh appliances and French double doors opening to the rear garden. Off the hallway there is a guest cloakroom.

Outside:

The property is accessed via a driveway providing off street parking for two vehicles. There is a shared driveway leading to the garage which is accessed via an up and over door. The rear garden is low maintenance with a paved patio side gate access, outside tap and outside lighting.

Location:

Located 0.5 miles from Potters Bar Railway Station and local amenities on Darkes Lane.

Entrance:

Porch to front door opening to:

Hallway:

Doors to Lounge, Kitchen/Diner, Guest WC, stairs to first floor landing, radiator.

Lounge:

16 x 13'1 (4.88m x 3.99m)

Upvc double glazed window to front aspect with made to measure shutters, tv socket, radiator, electric flame effect fireplace built in, build in cupboards and shelving unit, tv socket.

Guest Cloakroom:

Low flush wc, hand wash basin with mixer taps and tiled splash back.

Kitchen/Diner:

Range of eye and base level units with granite worktops, built in double oven, gas hob and extractor, integrated fridge freezer, washing machine and dishwasher. Tiled flooring, under floor heating, radiator, ceiling spot lights, sink drainer unit with mixer taps, upvc double glazed window to rear aspect, upvc double glazed French double doors opening to rear garden.

First Floor Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

14'10 x 10'1 (4.52m x 3.07m)

Double glazed window to front aspect with made to measure shutters, built in wardrobe, radiator.

Bedroom Two:

8'9 x 8 (2.67m x 2.44m)

Radiator, upvc double glazed window to rear aspect.

Bedroom Three:

9'1 x 7'9 (2.77m x 2.36m)

Radiator, upvc double glazed window to rear aspect.

Bathroom:

Three piece suite comprising of low flush wc, vanity unit with mixer taps, bath with shower unit, fully tiled, extractor fan, ceiling spot lights, built in cupboard, upvc double glazed frosted window to side aspect.

Front Aspect:

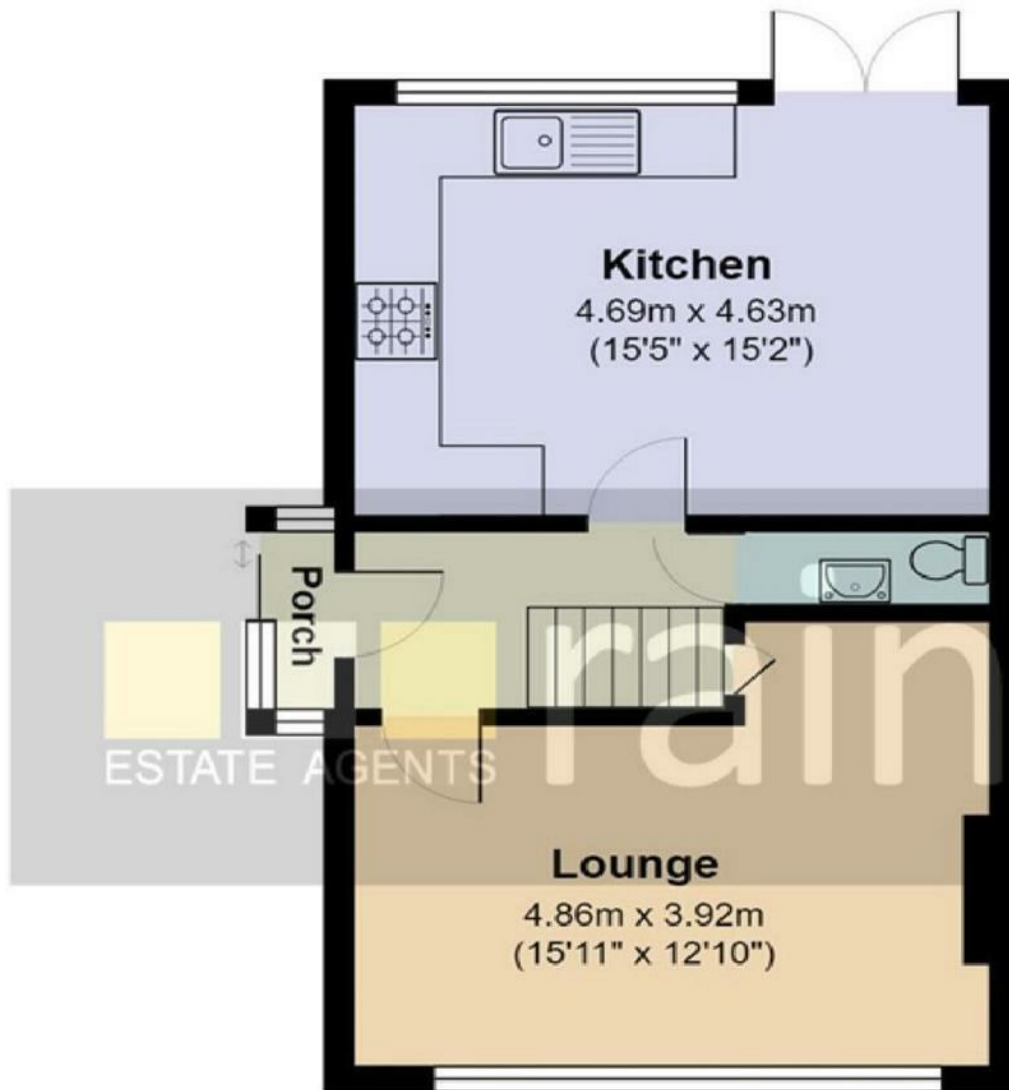
Paved driveway providing off street parking for two vehicles, shared driveway leading to garage accessed via an up and over door.

Rear Garden:

Paved patio with flower bed borders, side gate access, outside tap, outside lighting.







Ground Floor



First Floor

Melrose Avenue, Potters Bar

All measurements are approximate and for display purposes only

