



**3 Bed
House - Semi-
Detached
located in Potters
Bar**
£525,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Melrose Avenue
Potters Bar
EN6 1SZ

This beautifully presented three bedroom semi detached house offers separate lounge, modern kitchen/diner, downstairs WC on ground floor and three bedrooms and family bathroom on first floor. Fully paved rear garden, garage and off street parking. Great location within short distance of shops and mainline station. Viewing recommended.

PORCH

UPVC porch part panelled and part double glazed sliding doors and windows to side. Wooden inner front door opening into:

HALLWAY

Double radiator. Straight flight stairs to first floor.

LOUNGE

15'11 x 12'10 narrowing to 9'9

White UPVC window to front with white shutters. Media wall with shelves and cupboards either side. Electric feature fire. Under stairs cupboard housing consumer unit and electric meter. Double radiator. TV point.

DOWNSTAIRS WC

White top flush WC. Tiled floor. White sink with mixer tap. Tiled splashback.

KITCHEN/DINER

Features a range of wall, drawer and base units in taupe with cream Quartz working surfaces and upstands above. Matching Quartz window sill. White UPVC window to rear and French doors leading to garden. Franke inset one and a half bowl ceramic sink with mixer tap and drainer. Integrated Smeg washer/drier. Integrated slimline AEG dishwasher. Integrated AEG fridge/freezer. Integrated Bosch oven and microwave. Second integrated Bosch oven. Bosch gas hob with black glass splashback and Hotpoint extractor above. Tiled floor. Feature black radiator. Spotlights to ceiling.

FIRST FLOOR LANDING

Loft hatch with ladder and part boarded. Combi boiler in loft.

BEDROOM ONE

White UPVC window to front with white shutters. Single radiator. Cupboard with shelving.

BEDROOM TWO

White UPVC window to rear. Single radiator.

BEDROOM THREE

White UPVC window to rear. Single radiator.

BATHROOM

White suite comprising bath with wall hung shower and mixer tap. Top flush WC. Sink set within vanity unit with cupboards below. Chrome heated towel rail. Wall hung extractor fan. Tiled floor and walls. Spotlights to ceiling. Cupboard with shelving. White UPVC window to rear.

REAR GARDEN

Fully paved patio and step up to further paved area. Wall at rear with flower bed. Outside water tap. Gated access to front.

GARAGE

Up and over door to front. Power and light

EXTERIOR FRONT

Blocked paved drive. Shared access at side leading to garage. Concealed gas meter.

Freehold. Council tax band E - Hertsmere council.

Property Information

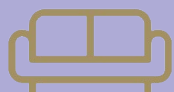
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



3



1



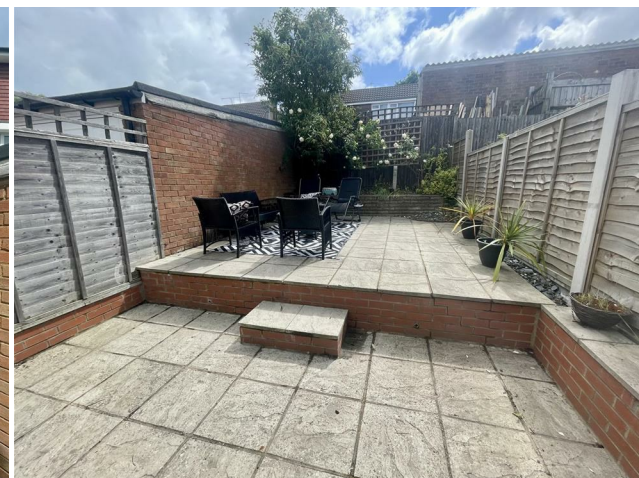
1







10 Melrose Avenue, Potters Bar, EN6 1SZ





Melrose Avenue, Hertfordshire EN6

Total Area: 80.4 m² ... 865 ft² (excluding garage (unmeasured))

All measurements are approximate and for display purposes only

Duncan Perry

DIRECTIONS

Please refer to google maps using property postcode

CONTACT

The Estate Office
48A The Broadway
Potters Bar
Herts.
EN6 8JW
E: sales@duncanperry.co.uk
T: 01707655466
<https://www.duncanperry.co.uk>

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

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL