



**28 Melrose Avenue, Potters Bar, Herts, EN6 1TA**  
**£515,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

We are pleased to offer for sale this 3-bedroom home which is ideally placed for shops, station (7 minute walk) and popular schools. On the ground floor is an open plan lounge/diner, shower room, kitchen/breakfast room and utility space. On the first floor are two double bedrooms, a single bedroom and family bathroom. Externally, to the

rear there is a secluded terraced garden and to the front off street parking as well as garage en bloc.



- THREE BEDROOM TUNNEL TERRACE HOUSE
- IDEALLY PLACED FOR SHOPS, STATION AND POPULAR SCHOOLS
- OPEN PLAN LOUNGE / DINER
- GROUND FLOOR SHOWER ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY SPACE
- FAMILY BATHROOM
- SECLUDED TERRACED GARDEN
- OFF STREET PARKING AND GARAGE EN-BLOC
- TENURE - FREEHOLD. COUNCIL TAX BAND D - HERTSMERE COUNCIL



Double glazed obscure glass door opens into

### HALLWAY

Straight flight of stairs to first floor finished in a wood laminate. Wooden flooring. Radiator. Spotlights to ceiling. Door through to

### OPEN PLAN LOUNGE / DINING ROOM

Lounge section

Spotlights to ceiling. Radiator. Wooden flooring continuing from hall. Wall mounted TV point. Feature electric fireplace with York stone style chimney breast and marble hearth. Under stairs storage housing consumer unit and electricity meter. White UPVC double glazed window to front. Continuing through to

Dining room section

Radiator. Further wall mounted storage. Continuation of wooden flooring. Double doors both glazed leading through to kitchen / diner and doorway through to

### SHOWER ROOM

Fitted with a corner mounted Aqualisa electric shower with glazed sliding doors. Close coupled W.C. Chrome heated towel rail. Large sink with mixer tap set within vanity unit with storage cupboards below and drawers to side including matching vanity mirror with downlighters and shaver point above. Tiled walls. Tiled floor.

### KITCHEN / DINER

Fitted with range of white wall, drawer and base units with black working surfaces above and tiled splashbacks. Space for dishwasher. Space for gas cooker with extractor above. Space for fridge / freezer. Inset one and a half bowl sink with mixer tap and shower head attachment. Wall mounted Worcester boiler. White UPVC double glazed window. Door through to



### UTILITY ROOM

Features further storage options. Space for washing machine and tumble dryer. Wall mounted extractor.

### FIRST FLOOR LANDING

Access to loft space via drop down ladder. The loft has covered flooring and velux style window to rear.

### BEDROOM ONE

Spotlights to ceiling. Radiator. Fitted wardrobes in cream with matching drawer storage. Laminate flooring. White UPVC double glazed window to front.

### BEDROOM TWO

Single radiator. Laminate flooring. White UPVC double glazed window to rear.

### BEDROOM THREE

Double radiator. High level bridging style storage cupboards with fitted desk and storage drawers below. White UPVC double glazed window to front.

### BATHROOM

Fitted with white suite comprising bath with wall mounted shower with fixed overhead rainfall style fitting. Separate handheld attachment. Close coupled top flush W.C. Sink set within vanity unit with storage drawers below and mixer tap. Above that illuminated mirror / storage. Chrome heated towel rail. Tiled walls and tiled floor. Spotlights to ceiling. White UPVC double glazed obscure glass window to rear.

### REAR GARDEN

30'2" x 18'0" (9.2 x 5.5)

Leading from kitchen out to a patio area. Outside lighting. Outside tap. Steps up to main section of garden laid to lawn. Enclosed by a timber fence and gate. To rear is a timber shed. Access through to front of property by partially covered passageway.





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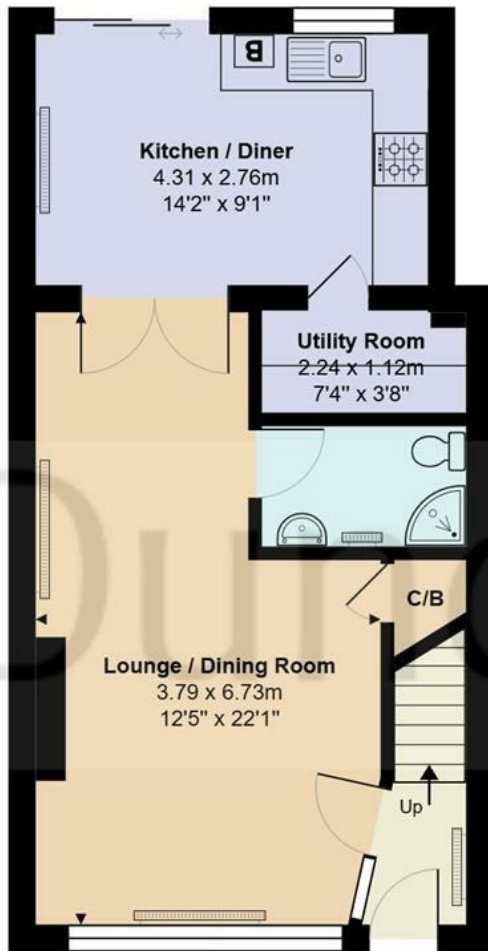
Duncan Perry



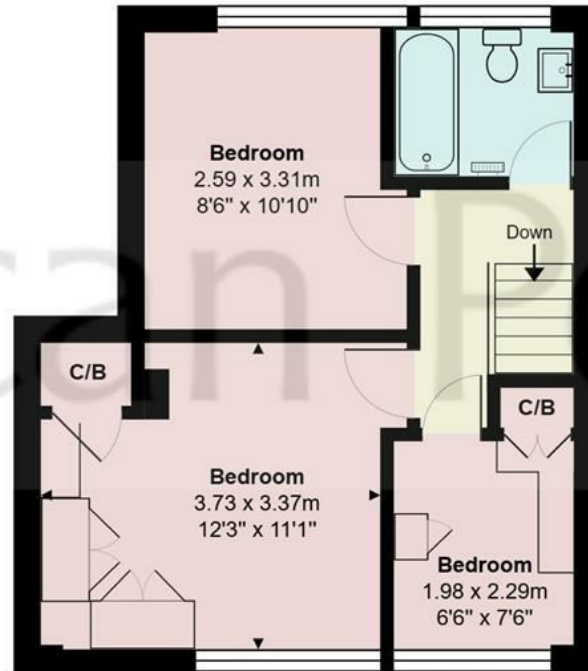
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**Ground Floor**  
Area: 45.0 m<sup>2</sup> ... 485 ft<sup>2</sup>



**First Floor**  
Area: 36.0 m<sup>2</sup> ... 387 ft<sup>2</sup>



## Melrose Avenue, Hertfordshire EN6

Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Tenure - Freehold. Council tax band D - 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.

**FRONT OF PROPERTY**

Paved driveway with gates leading to rear of property. Covered gas meter. Canopy above front door. Small lawned area.

Property benefits from a garage en-bloc.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
83	83	83	83
71		71	
64		64	
55		55	
48		48	
39		39	
35		35	
27		27	
22		22	
15		15	
7		7	
0		0	

Not energy efficient - higher running costs | Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC



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