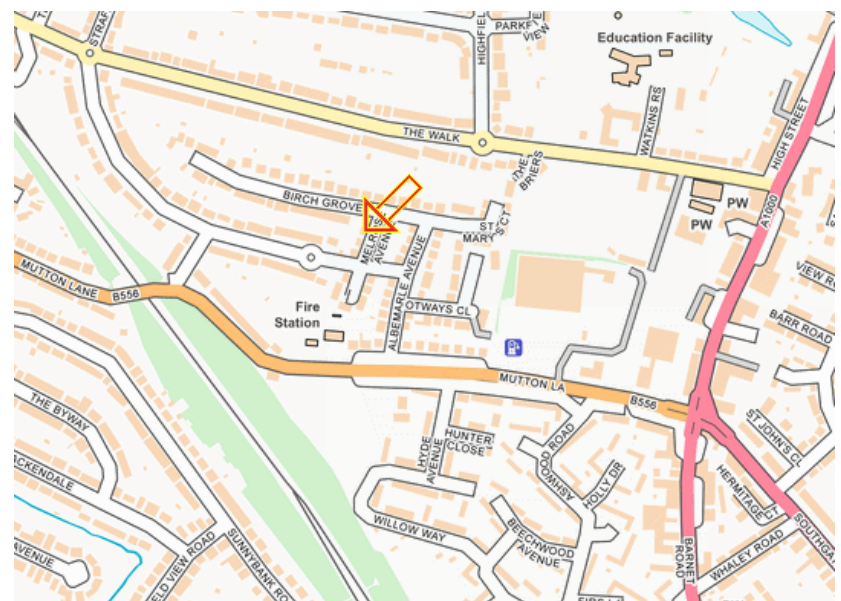




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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
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12 Melrose Avenue

Potters Bar EN6 1SZ

£475,000 Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this popular location within easy access of Potters Bar mainline railway station and local shops including a Tesco superstore Hamilton Chase are delighted to offer for sale this three bedroom semi detached house in need of modernisation. Features include three good size bedrooms, 16 ft lounge, kitchen/breakfast room, ground floor shower room, conservatory, gas central heating, garage access via shared driveway, 25 ft rear garden, chain free.

ACCOMMODATION

FRONT DOOR

HALLWAY

Fitted carpet, double radiator, built in storage cupboard with radiator and storage space, telephone point, power points, coving to ceiling.

LOUNGE/DINER 16' 0" x 13' 0" (4.87m x 3.96m)

Large double glazed window to front aspect, coving to ceiling, fitted carpet, radiator, power points, tv power point, understairs storage cupboard, coving to ceiling, wall mounted gas fire.

KITCHEN/BREAKFAST ROOM 10' 11" x 8' 10" (3.32m x 2.69m)

Range of fitted wall and base units with worksurfaces, power points, inset stainless steel sink/drainers with cupboards underneath, splash back tiling to walls, radiator, lino flooring, double glazed window to rear aspect, double glazed door to Conservatory.

CONSERVATORY 9' 1" x 6' 6" (2.77m x 1.98m)

Lino flooring, power points, radiator, plumbing for washing machine, base unit with work surface above, sky light, double glazed windows to side and rear aspect, double glazed french doors to rear garden.

SHOWER ROOM

Enclosed double shower with shower door, wash/hand basin, low level wc, radiator, tiled walls, lino flooring, frosted double glazed window to rear aspect.

BEDROOM 1 15' 11" x 10' 2" (4.85m x 3.10m)

Large double glazed window to front aspect, fitted carpet, power points, range of fitted floor to ceiling wardrobes with matching chests of drawers and bedside cabinets, built in cupboard, radiator, coving to ceiling.

BEDROOM 2 14' 8" x 8' 0" (4.47m x 2.44m)

Dual aspect double glazed windows to rear and side aspect, fitted carpet, power points, radiator, coving to ceiling, built in storage cupboard.

BEDROOM 3 8' 7" x 7' 8" (2.61m x 2.34m)

Double glazed window to rear aspect, coving to ceiling, fitted carpet, power points, telephone point, radiator, built in cupboard housing gas central heating boiler.

FRONT GARDEN

Laid to lawn, scope for off street parking.

REAR GARDEN 25' 0" x 18' 0" (7.61m x 5.48m)

Patio area, raised artificial lawn area with flower and shrub borders, outside water tap, pedestrian side access.

GARAGE

With power and light and an up and over door, access via a shared driveway.

