



Duncan Perry

SALES ■ LETTINGS ■ COMMERCIAL

BLANCHE LANE, SOUTH MIMMS, HERTS, EN6 3NZ
OFFERS IN EXCESS OF £1,000,000





Exclusive development of just Two FIVE BEDROOM DETACHED HOUSES both electronically gated backing southerly with feature Kitchen/Family Dining Room, two further Reception Rooms and finished to an extremely high standard. Situated in the village of South Mimms close to Potters Bar with motorway links and mainline railway services.

Covered entrance porch with two piers. Part frosted double glazed front door opens into:

ENTRANCE HALL

18' 1" x 6' 6" > 13'9 max" (5.51m x 1.98m)

Engineered oak flooring with under floor heating. Wall mounted video entry phone receiver. Wall lights and feature ceiling lamps. Under stairs storage area. Feature double width doors part glazing from hallway opens into:

KITCHEN/FAMILY DINING ROOM

27' 5" x 16' 3" (8.36m x 4.95m) Kitchen Area:

Range of white hi gloss fronted wall and base units



featuring cupboards and drawers. Wood effect side shelving, upstand and work surfaces with stainless steel one and half bowl sink drainer and mixer tap. Separate island unit with quartz sides and top. Caple electric induction hob with extractor hood above. Integrated NEFF dishwasher and fridge/freezer, microwave and fan oven. Ceramic tiled floor with under floor heating. Drop ceiling feature with LED spotlights, UPVC framed Georgian style multi pane double glazed window to rear.

Lounge/Dining Area:

Feature pier. Five panel double glazed bi fold doors to rear. Engineered oak flooring with under floor heating. Media point. Feature drop ceiling with LED spotlights and feature light fitting.

DOWNSTAIRS CLOAKROOM

White suite comprising concealed cistern w.c. and wall mounted wash hand basin. Splash back tiling. Continuing engineered oak flooring with under floor heating. Extractor fan. LED ceiling spotlights. Feature display alcove.

UTILITY ROOM

9' 10" x 5' 5" (3m x 1.65m) Matching units to kitchen. Single drainer stainless steel sink. Tiled splash back. UPVC framed Georgian style multi pane double glazed window to rear. UPVC framed double glazed casement door to side. LED ceiling spotlights. Extractor fan. Concealed IDEAL LOGIC gas central heating boiler. Access door to garage. Ceramic tiled floor with under floor heating.

RECEPTION ONE

18' 1" x 10' 1" (5.51m x 3.07m) Feature drop ceiling with LED spotlights with feature light fittings. Media point. Engineered oak flooring with under floor heating. UPVC framed Georgian style multi pane double glazed window to front.

STUDY

10' 10" x 7' 7 11'10" (3.3m x 2.31m) Engineered oak flooring with under floor heating. Wall lights. UPVC framed Georgian style multi pane double glazed window to front.

FIRST FLOOR LANDING

10' x 9' 3" (3.05m x 2.82m) Approached via turn flight staircase from hallway. UPVC framed Georgian style multi pane double glazed window to side. Feature light fittings. Single radiator. Double width cupboard





housing pressurised hot water cylinder and light.

BEDROOM ONE

11' 8" x 12' (3.56m x 3.66m) Single radiator. Media point. UPVC framed Georgian style multi pane double glazed window to rear.

WALK IN CLOSET

4' 10" x 4' 1" (1.47m x 1.24m) With light.

ENSUITE SHOWER

7' 4" x 4' 9" (2.24m x 1.45m) Walk in wet room shower with glass screen. Overhead and hand shower. Vanity top wash basin with drawers below. Top flush w.c. Tiled walls and floor. LED ceiling spotlights. Extractor fan and frosted UPVC framed Georgian style multi pane double glazed window to side. Illuminated mirror. Chrome heated towel rail. Centrally heated and separate electric heater.



BEDROOM TWO

12' 10" x 10' 1" (3.91m x 3.07m) Media point. Single radiator. UPVC framed Georgian style multi pane double glazed window to front.

ENSUITE SHOWER ROOM

7' 4" x 4' 9" (2.24m x 1.45m) Wet room style shower base with glass screen. Overhead and hand shower. Wash basin with drawers below. Top flush w.c. Chrome heated towel rail with both electric and central heating. Illuminated wall mirror. Tiled walls and floor. Ceiling spotlights. Extractor fan.



BEDROOM FOUR

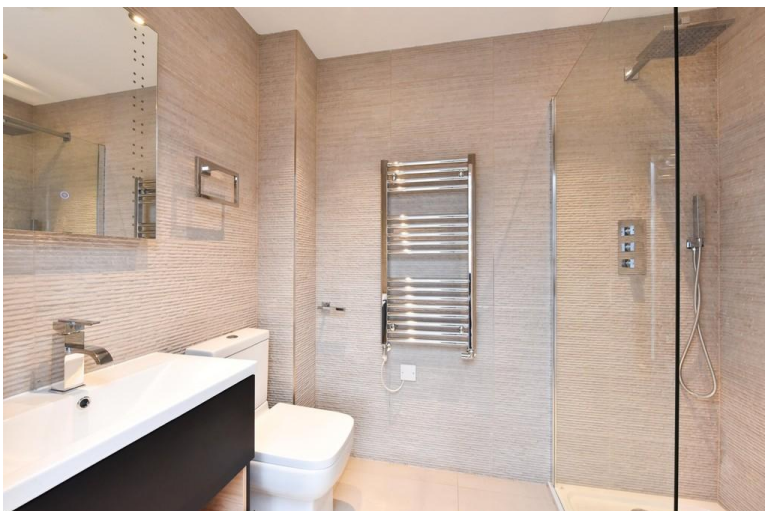
11' 10" x 10' 1" (3.61m x 3.07m) Media point. Single radiator. UPVC framed Georgian style multi pane double glazed window to front.

BEDROOM FIVE

11' 10" x 10' 1" (3.61m x 3.07m) Single radiator. Media point. UPVC framed Georgian style multi pane double glazed window to rear.

BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m) White suite comprising of bath with cascade mixer tap. Vanity top wash basin with cascade mixer tap with drawers below. Top flush w.c. Tiled walls and floor. Illuminated wall mirror. Frosted UPVC framed double glazed window to front. Chrome heated towel rail with both electric and central heating. LED spotlights. Extractor fan.





SECOND FLOOR LANDING

Approached from first floor landing via turn flight staircase and half and half landing. Door to:

STORAGE ROOM

10' 10" x 5' 5" (3.3m x 1.65m) Restricted headroom. LED ceiling spotlights. Power points.

BEDROOM THREE

17' 8" x 16' 3" (5.38m x 4.95m) Restricted headroom. LED ceiling spotlights. Bedside light fittings. Two double radiators Media point. Two velux double glazed skylights to rear.



ENSUITE DRESSING ROOM

10' 9" x 5' 7" (3.28m x 1.7m) Ceiling LED spotlights. Double glazed velux skylight to rear.

EXTERIOR REAR

50' 6" x 60 deep at maximum point' 0" (15.39m x 18.29m) Starting from the rear of the property with ceramic tiled patio. Backing southerly. Steps leading up to main lawned area with attractive feature railings. Timber fence panelling to rear and to side. Retained raised beds to side and to rear. Independent access to front via two separate sideways. External lighting and power points and water point.



EXTERIOR FRONT

Block paved driveway retained by brick wall. Flower bed. Sliding electric gate. External gas and electricity meters.

INTEGRAL GARAGE

17' 4" x 10' 4" (5.28m x 3.15m) Automated up and over door to front. UPVC framed double glazed casement door to side. Access door from utility room to rear. Lighting and power.



Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings and so cannot verify that they are in working order or fit for the purpose. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys.





Energy Efficiency Rating

