



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 3
Bedrooms

 1
Bathroom



This spacious three-bedroom semi-detached house is located in the charming area of South Mimms, Potters Bar. The property features a modern kitchen with an island, a bright living area, and a well-maintained garden. With two receptions and a stylish bathroom, this unfurnished home offers ample space for comfortable living. The property also includes convenient parking.

Located in the desirable area of South Mimms, Potters Bar, this three-bedroom semi-detached house offers a blend of modern living and traditional charm. The property features a bright and airy layout, with two reception rooms providing ample space for relaxation and entertainment. The contemporary kitchen is equipped with an island and sleek appliances, offering a functional space for culinary activities. Large glass doors open onto a patio area, seamlessly connecting indoor and outdoor living spaces.

The property includes a stylish bathroom with a separate shower and bathtub, complemented by elegant fixtures. The bedrooms are well-proportioned, with large windows allowing natural light to flood in, creating a welcoming atmosphere. The neutral décor throughout the house provides a blank canvas for personalisation.

Outside, the property boasts a well-maintained garden, perfect for outdoor activities and gatherings. The garden is enclosed with a wooden fence, ensuring privacy and security. There is also convenient parking available, adding to the practicality of this home.

Situated in Hertfordshire, the property benefits from its proximity to local amenities and transport links, making it an ideal location for those commuting to nearby towns and cities. The area offers a range of facilities, including schools, shops, and recreational spaces, enhancing the appeal of this residence.

The property is designed to meet modern energy efficiency standards, ensuring a comfortable living environment year-round. This home provides a perfect opportunity for those looking to settle in a peaceful yet accessible location in the United Kingdom.

LARGE ENTRANCE HALL: Beautiful, large entrance porch leading into hallway, wooden flooring throughout.

W/C: Low-level flush w/c, hand wash basin.

KITCHEN / DINER: *18' 2" x 14' 9" (5.54m x 4.50m)*
Beautiful bi-folding doors leading out onto the landscaped gardens, large spacious open plan luxury kitchen/diner, with built-in appliances and a large central kitchen island, wooden flooring, and underfloor heating.

UTILITY AREA: *6' 6" x 5' 2" (1.98m x 1.57m)* Plumbing for appliances, sink area with mixer taps.

RECEPTION AREA: Large spacious reception room, double-glazed window to front aspect, wooden flooring, underfloor heating,

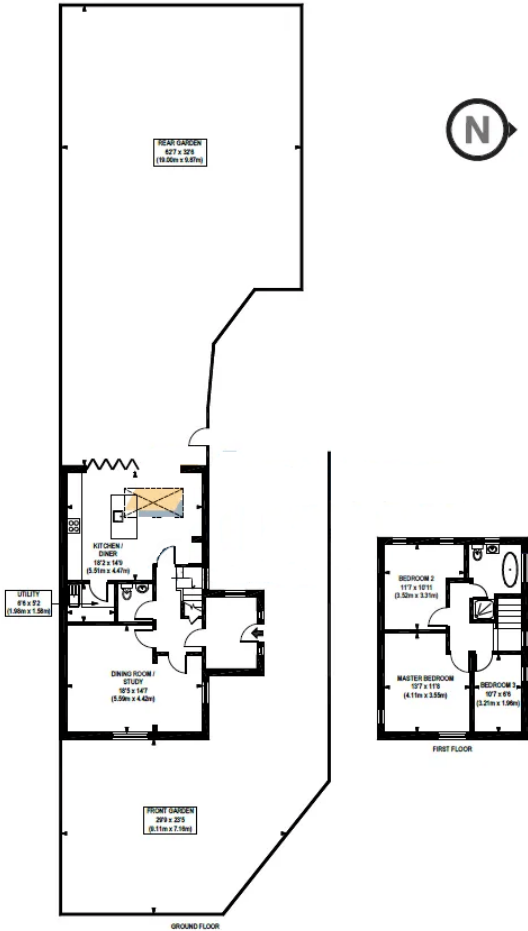
LANDING AREA: Access to all 3 bedrooms, a luxury bathroom, and loft access.

MASTER BEDROOM: *13' 7" x 11' 8" (4.14m x 3.56m)* Beautiful, spacious Master bedroom, double-glazed window to the front aspect

BEDROOM 2: *11' 7" x 10' 11" (3.53m x 3.33m)* Two double-glazed windows overlooking the rear garden.

BEDROOM 3: *10' 7" x 6' 6" (3.23m x 1.98m)* Double-glazed window to the side aspect.

LUXURY FAMILY BATHROOM



APPROX. GROSS INTERNAL FLOOR AREA 1193 sq. ft / 110.86 sq. m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Blanche Lane, EN6

