



31 BLACKHORSE LANE, SOUTH MIMMS, POTTERS BAR EN6 3PR

Open To Offers £419,950 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A truly charming and very well presented three bedroom end of terrace cottage style home, which is situated in the village location of South Mimms. The accommodation comprises an entrance porch, reception room, kitchen, downstairs bathroom, the main bedroom has fitted wardrobe units with potential to create an en-suite shower and there are two further bedrooms.

The front garden has a Japanese Cherry Tree, whilst the mature 60ft rear garden has a Twisted Willow Tree and a Silver Birch, as well as having a gate for front access.





## Property Features

- RECEPTION ROOM: 15'3 x 13'1
- KITCHEN: 12'0 x 9'8
- DOWNSTAIRS BATHROOM
- PRETTY FRONT GARDEN
- VILLAGE LOCATION
- BEDROOM 1: 13'1 x 12'10
- BEDROOM 2: 9'8 x 8'4
- BEDROOM 3: 6'11 x 5'11
- REAR GARDEN: 60FT x 35FT
- POTENTIAL FOR A LOFT CONVERSION

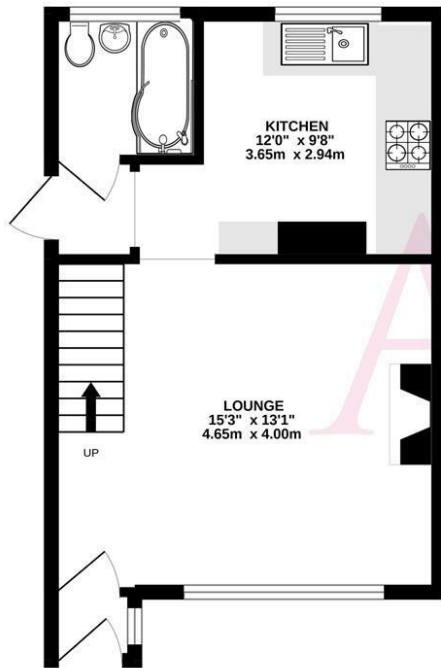
## Agents Notes

Features include restored floor boards to the reception room, refitted kitchen and bathroom, gas central heating and double glazed windows.

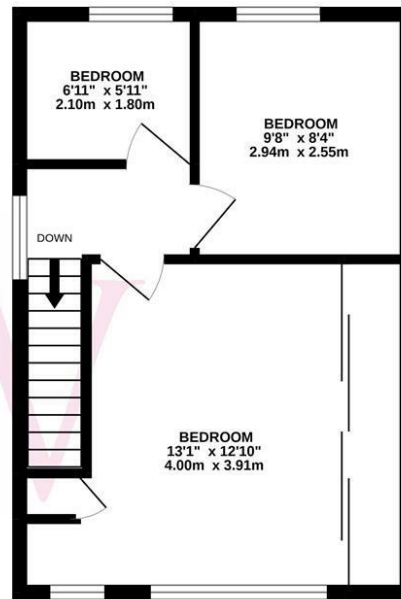
EPC RATING: E

COUNCIL TAX BAND: C

GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.

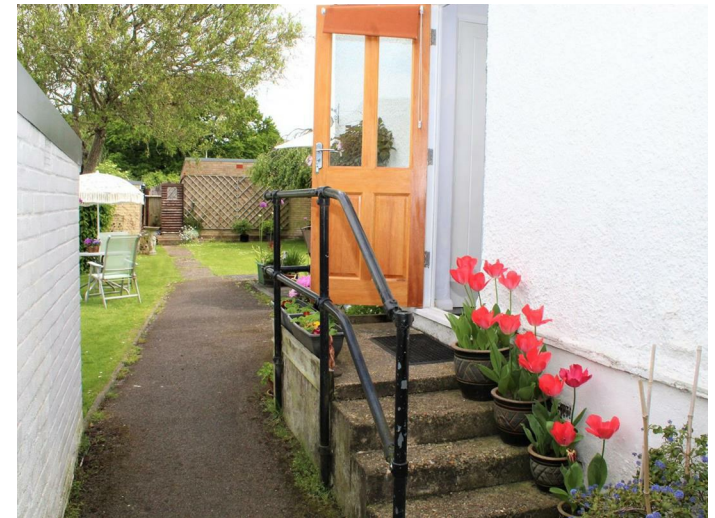


1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact us

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