



40 BLANCHE LANE, SOUTH MIMMS, POTTERS BAR EN6 3PD

Offers In Excess Of £350,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

CHAIN FREE - Set behind a low picket fence, a truly charming and characterful two double bedroom semi detached period cottage dating back to the Victorian era and is located in the highly sought after village of South Mimms. The property comprises an entrance porch, a fabulous living room which features a brick built fireplace, a separate dining room which leads to the modern fitted kitchen and a ground floor bathroom. To the first floor there are two good sized bedrooms.

Externally, there are pretty front and rear gardens with the rear garden being westerly facing, a timber built shed and side access to the front.



Property Features

- LIVING ROOM: 13'1 x 11'5
- DINING ROOM: 13'1 x 9'7
- KITCHEN: 9'2 x 7'1
- DOWNSTAIRS BATHROOM
- CHARACTERFUL FEATURES
- BEDROOM 1: 13'1 x 11'5
- BEDROOM 2: 9'10 x 9'7
- REAR GARDEN: 22FT x 15FT
- SASH WINDOWS
- CHAIN FREE

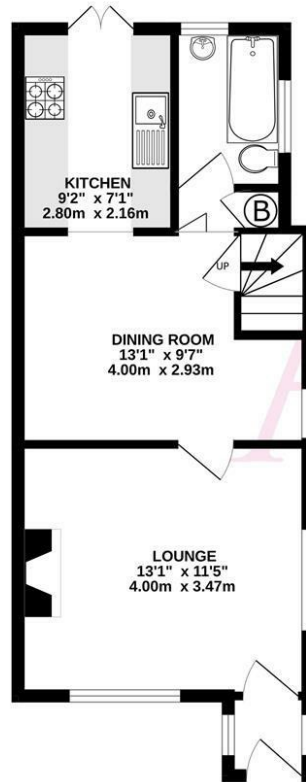
Agents Notes

The property is fitted with sash windows and there is gas central heating.

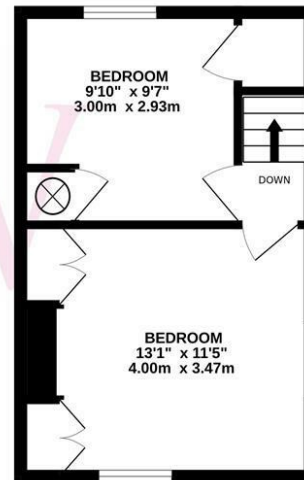
COUNCIL TAX BAND: D

EPC RATING: D

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 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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