

Blanche Lane, South Mimms, EN6 3PE

Price: £599,950
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
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An attractive and extended 3 bedroom semi detached family home situated in this popular village location a stone's throw from St. Giles Primary School. The property has been extended on the ground floor to provide a spacious lounge and dining room. The bathroom is brand new. Benefits from a 90ft rear garden, and a garage to the rear

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- EXTENDED ON THE GROUND FLOOR
- SPACIOUS LOUNGE AND DINING ROOM
- GROUND FLOOR CLOAKROOM
- BRAND NEW BATHROOM
- VILLAGE LOCATION
- 90FT REAR GARDEN
- GARAGE TO THE REAR

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN
LIVING ROOM
DINING ROOM
GROUND FLOOR CLOAKROOM

3 BEDROOMS
FAMILY BATHROOM

90FT REAR GARDEN
GARAGE & PARKING TO THE REAR

LOCATION

Blanche Lane is in the heart of the delightful village South Mimms. The primary school is just a few minutes walk away. Access to the M25 and A1(M) is only a short drive away.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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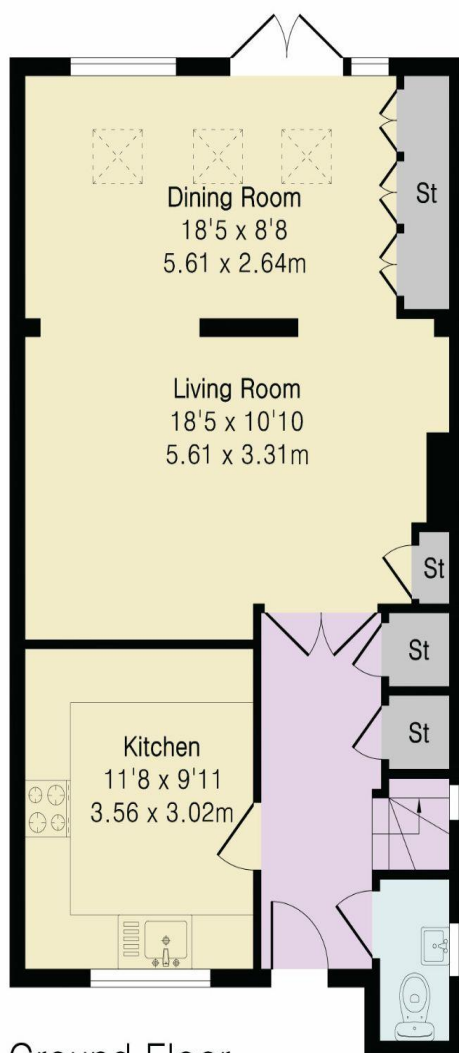


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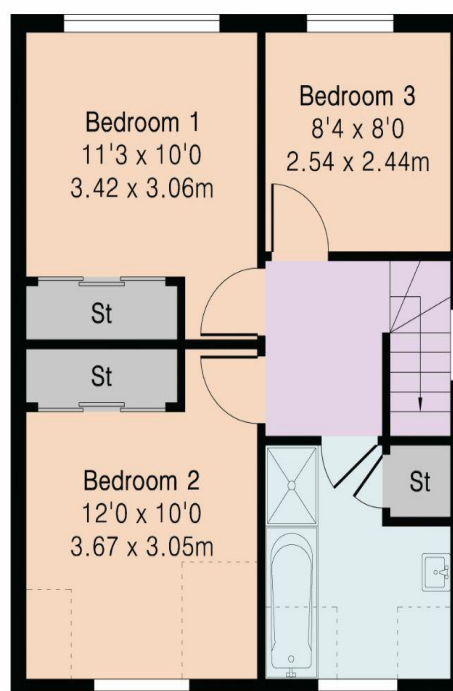
Approximate Gross Internal Area 1042 sq ft - 96 sq m

Ground Floor Area 608 sq ft – 56 sq m

First Floor Area 434 sq ft – 40 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

