



Asking Price £649,950
Blanche Lane, EN6



BRITISH
PROPERTY
AWARDS
2021
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNET

3
Bedrooms

1
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |
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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 on to the landscaped gardens, large spacious open plan luxury kitchen / diner, with built in appliances and a large central kitchen island, wooden flooring, 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, 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 front aspect

BEDROOM 2: *11' 7" x 10' 11" (3.53m x 3.33m)*

Two double glazed windows overlooking the rear garden.

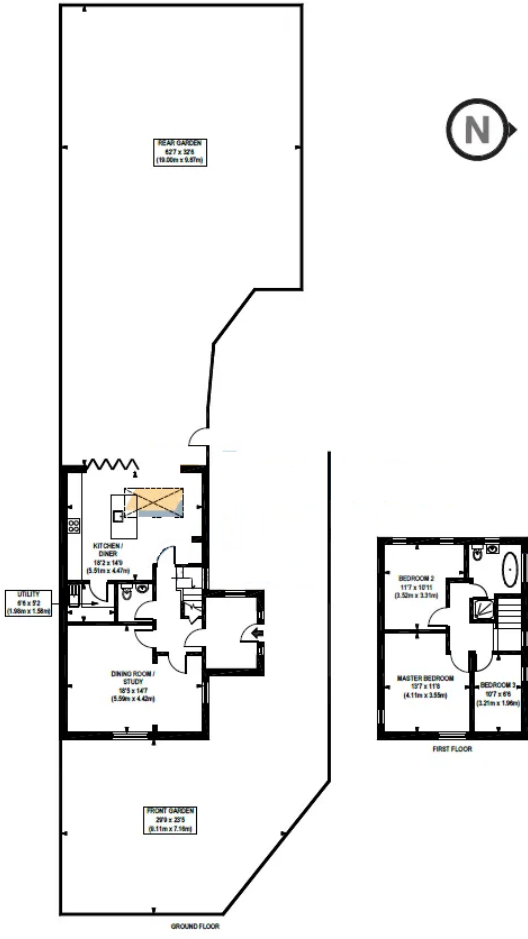
BEDROOM 3: *10' 7" x 6' 6" (3.23m x 1.98m)*

Double glazed window to side aspect.

LUXURY FAMILY BATHROOM



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

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

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