

**1a Blanche Lane, South Mimms, EN6 3NY**

**Price: £1,000,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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A charming and deceptively spacious 4 bedroom detached character family home occupying a generous wide plot with a stunning 60ft long x 75ft wide (max) cottage-style garden, outbuilding, ample off-street parking, set in the sought-after village of South Mimms and enjoying far-reaching countryside views. This beautifully presented home offers 1,470 sq ft of well-balanced accommodation ideal for modern family living, featuring a spacious open-plan living/dining room, a well-appointed kitchen/breakfast room, utility room, family bathroom and an en suite to the principal bedroom. There is also the possibility to rent a larger area of land to the rear of the garden (see agents note).

- 4 BEDROOM DETACHED CHARACTER HOME
- EN-SUITE TO PRINCIPAL BEDROOM
- 1,470 SQ FT OF ACCOMMODATION
- COTTAGE STYLE REAR GARDEN
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- VILLIAGE/COUNTRY SIDE VIEWS
- KITCHEN/BREAKFAST ROOM
- PRIVATE DRIVEWAY

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
LIVING/DINING ROOM  
KITCHEN/BREAKFAST ROOM  
UTILITY ROOM

4 BEDROOMS - one with En-Suite shower room  
SHOWER ROOM

60FT LONG X 75FT WIDE COTTAGE STYLE REAR GARDEN  
OUT BUILDING  
PRIVATE DRIVEWAY

### **LOCATION**

Blanche Lane is located in the delightful village South Mimms. The primary school is just a short walk away. Access to the M25 and A1(M) are 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 £25 plus vat per person.

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**Approximate Gross Internal Area 1470 sq ft - 136 sq m  
(Excluding Outbuilding)**

Ground Floor Area 747 sq ft – 69 sq m  
First Floor Area 723 sq ft – 67 sq m  
Outbuilding Area 115 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

