

Blanche Lane, Potters Bar, EN6 3NY

OIEO: £650,000
Freehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



****CHAIN FREE****

This attractive 3 bedroom 2 bath/shower semi-detached family home is offered for sale chain free and benefits from 2 reception rooms, galley kitchen, utility room and a small conservatory. There is a detached garage, off street parking and a good size rear garden. Plans have been passed for a part single and part double extension also.

- 3 BEDROOM SEMI DTACHED FAMILY HOME
- CHAIN FREE
- 2 RECEPTION ROOMS
- UTILIY ROOM
- APPROVED PLANS FOR PART SINGLE & DOUBLE EXTENSION
- GOOD SIZE GARDEN
- DETACHED GARAGE
- OFF STREET PARKING

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
GROUND FLOOR BATHROOM
KITCHEN
UTILITY ROOM
CLOAKROOM - with shower
SMALL CONSERVTORY

3 BEDROOMS
TOLIET

GOOD SIZE REAR GARDEN
SIDE ACCESS
DETACHED GARAGE
OFF STREET PARKING

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 THROUGH 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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**VANESSA MCCALLUM
ESTATES**

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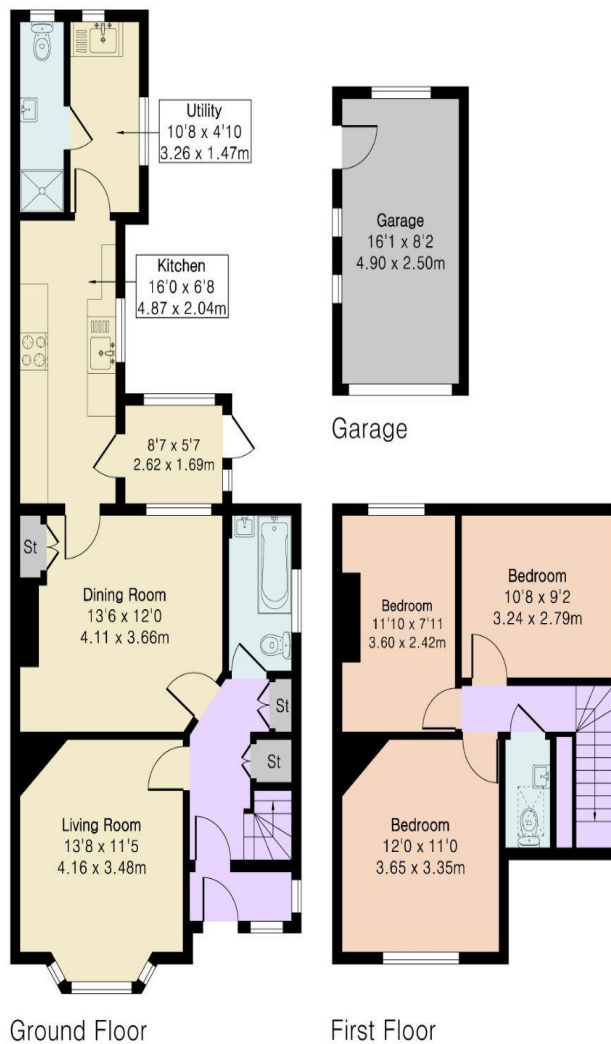
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**Approximate Gross Internal Area 1134 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 714 sq ft – 66 sq m

First Floor Area 420 sq ft – 39 sq m

Garage Area 132 sq ft – 12 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.

