

Blanche Lane, South Mimms, EN6 3PE



O.I.E.O: £500,000

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are pleased to offer for sale this character 3 Bedroom semi-detached house. Features include great sized rooms, modern fitted kitchen with integrated appliances, separate garage which can be accessed from the lawned rear garden with patio area. This property is in a great location in the pretty village of South Mimms, close to local schooling and within easy access of the M25 and A1.

- HALLWAY - 14'06 x 5'07
- GROUND FLOOR CLOAKROOM
- KITCHEN/BREAKFAST ROOM - 11'10 x 9'10
- LOUNGE/DINER - 18'07 x 11'08>10'02
- BATH/SHOWER ROOM - 8'08 x 8'04
- BEDROOM 1 - 10'01 x 10'0 built-in wardrobes
- BEDROOM 2 - 11'10 x 10'0
- BEDROOM 3 - 8'07 x 8'03
- 75ft APPROX REAR GARDEN and GARAGE
- PRETTY VILLAGE LOCATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

Ground floor -
Hallway
Cloakroom
Kitchen/Breakfast Room
Lounge /Diner

First Floor -
3 Bedrooms
Family Bath and Shower Room

Outside Front - Pretty Lawned Garden

Outside Rear – Patio Area and Garden approx 75ft, Garage.

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.

SERVICES

Gas Central Heating and Mains Drainage

LOCAL AUTHORITY

Hertsmere

VIEWING

STRICTLY BY APPOINTMENT WITH VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE 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. You need to provide us with the following documents:

* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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