



9 Blanche Lane, South Mimms, Potters Bar, EN6 3NY

£650,000

Lanes
ESTATE AGENTS

9 Blanche Lane, Potters Bar, EN6 3NY

Nestled in the charming area of South Mimms, Potters Bar, this delightful semi-detached house on Blanche Lane offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The layout promotes a warm and welcoming atmosphere, making it easy to create lasting memories.

With three bathrooms, convenience is at the forefront of this home. This feature is particularly beneficial for busy households, allowing for a seamless morning routine and ensuring that everyone has their own space when needed.

The location of this property is another highlight, offering a tranquil suburban setting while still being within easy reach of local amenities and transport links. South Mimms is known for its community spirit and picturesque surroundings, making it an excellent choice for those looking to settle in a friendly neighbourhood.

In summary, this semi-detached house on Blanche Lane presents a wonderful opportunity for anyone seeking a spacious and well-appointed home in South Mimms. With its generous living areas, ample bedrooms, and convenient bathrooms, this property is sure to meet the needs of modern living. Do not miss the chance to make this charming house your new home.

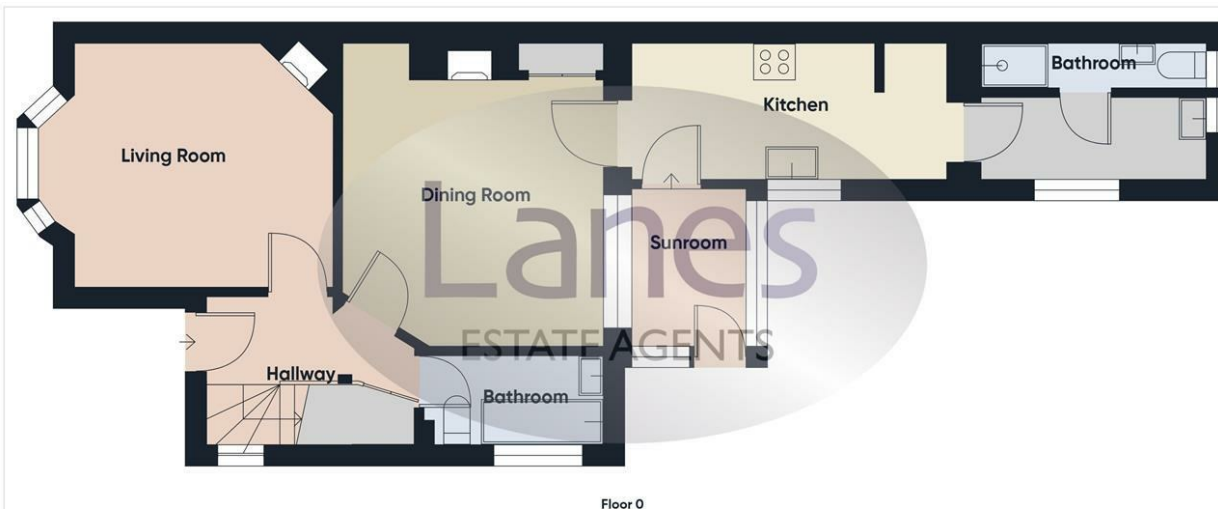


door to	
hallway	
living room	11'11" x 13'1" (3.65 x 3.99)
dining room	11'11" x 13'1" (3.65 x 3.99)
kitchen	14'8" x 6'2" (4.49 x 1.9)
first bedroom	13'11" x 10'11" (4.26 x 3.34)
second bedroom	8'7" x 10'4" (2.64 x 3.17)
third bathroom	7'5" x 11'10" (2.27 x 3.62)

Reference
ET5360GA23092026







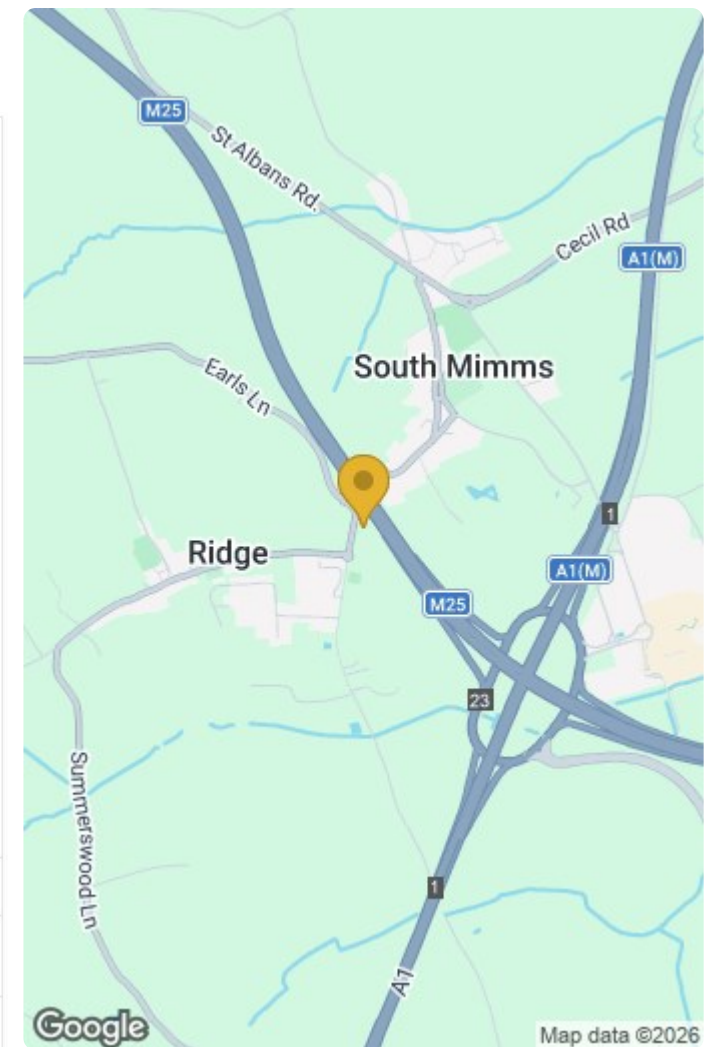
Approximate total area⁽¹⁾
86.4 m²
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

