



79 BLANCHE LANE, POTTERS BAR, POTTERS BAR EN6 3PE

Guide Price £565,000 | Freehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS

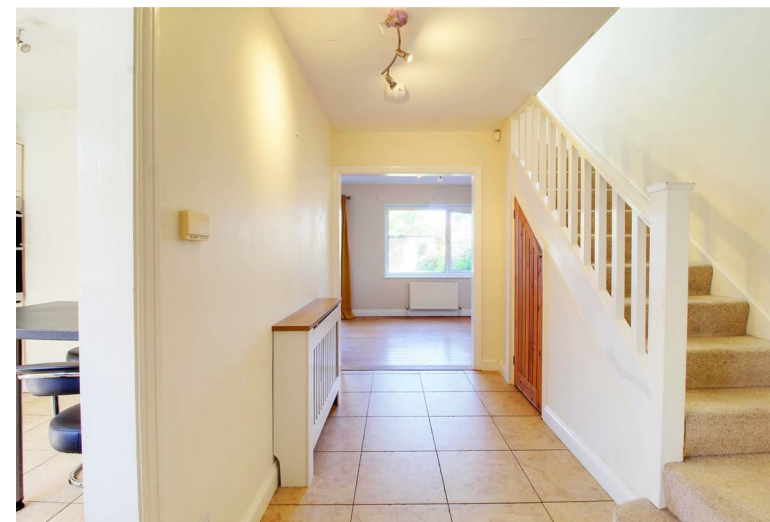




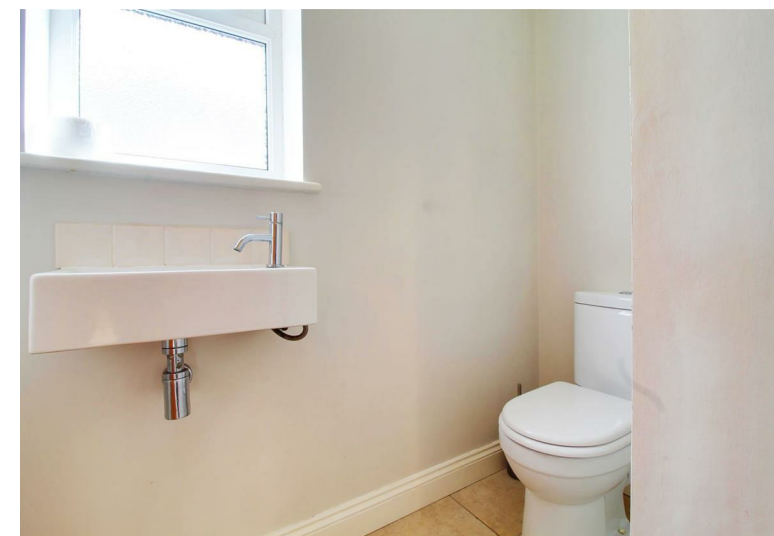
## Property Overview

Offered for sale CHAIN FREE, this delightful and very well presented three bedroom semi detached cottage style home, is situated in the heart of this village location of South Mimms. The accommodation comprises a spacious entrance hall, downstairs guest cloakroom, reception room, recently refitted kitchen and bathroom and three good sized bedrooms.

Features include restored floor boards to the reception room, a secluded front and rear garden with views to the rear overlooking the school playing fields. The property benefits from having a garage en bloc to the rear of the garden.







## Property Features

- RECEPTION ROOM: 18'8 x 11'
- KITCHEN: 12'1 x 9'10
- GUEST CLOAKROOM:
- LARGE SECLUDED FRONT GARDEN
- GARAGE EN BLOC: 15'9 x 7'11
- BEDROOM 1: 12'1 x 9'10
- BEDROOM 2: 11'3 x 9'10
- BEDROOM 3: 8'4 x 8'
- DOUBLE GLAZED
- GAS CENTRAL HEATING

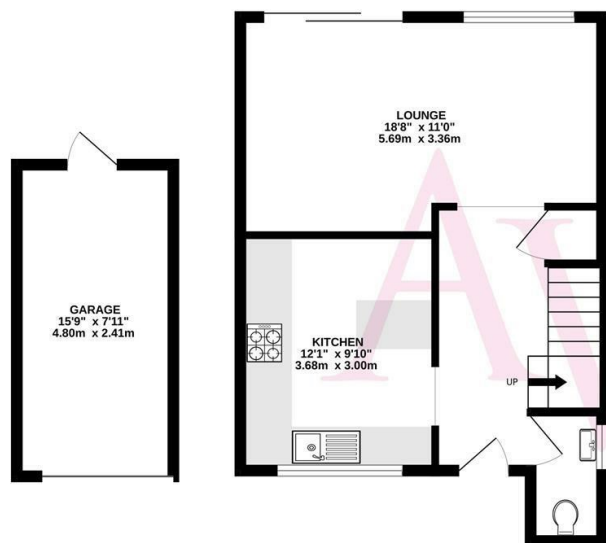
## Agents Notes

EPC RATING: D

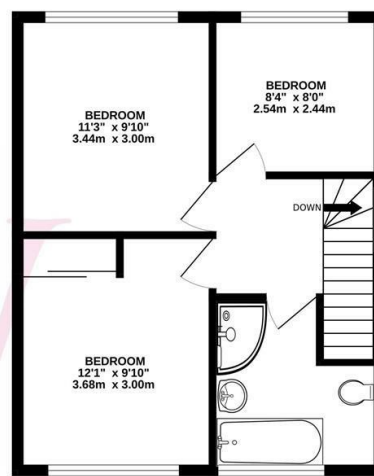
COUNCIL TAX BAND: D



GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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