



Blackhorse Lane
South Mimms EN6

63 Blackhorse Lane

South Mimms EN6 3PS

Beautifully presented and extensively refurbished to an exceptional standard, this stunning period residence has been thoughtfully remodelled to create a deceptively spacious family home that perfectly blends contemporary living with an abundance of original character features.

A rare opportunity to acquire this unique and character-filled five-bedroom, four-reception room semi-detached period home, arranged over three floors and extending to approx. 2,988 sq ft. The property also benefits from a garage, garden room/studio and a generous rear garden backing directly onto open fields, providing a wonderful sense of space and tranquillity.

Enjoying a quiet yet highly convenient position in the sought-after village of South Mimms, the property offers the best of semi-rural living whilst remaining within easy reach of Potters Bar mainline station, providing excellent commuter links into London. The M25, A1(M) and surrounding motorway network are also easily accessible.

The versatile accommodation combines elegant period charm with modern practicality, making it perfectly suited to growing or multi-generational families. The flexible layout also offers excellent potential for self-contained annexe accommodation, ideal for those seeking independent living space for relatives or guests













































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	70 C
39-54	E		
21-38	F		
1-20	G		

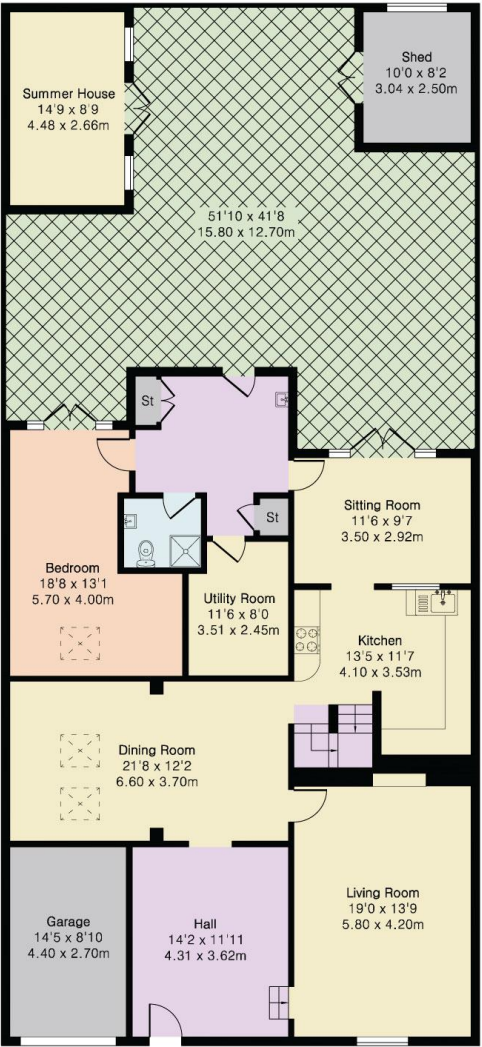
**Approximate Gross Internal Area 2988 sq ft - 277 sq m
(Excluding Garage & Outbuilding)**

Basement Area 216 sq ft – 20 sq m
Ground Floor Area 1496 sq ft – 139 sq m
First Floor Area 799 sq ft – 74 sq m
Top Floor Area 477 sq ft – 44 sq m
Garage Area 128 sq ft – 12 sq m
Outbuilding Area 210 sq ft – 20 sq m

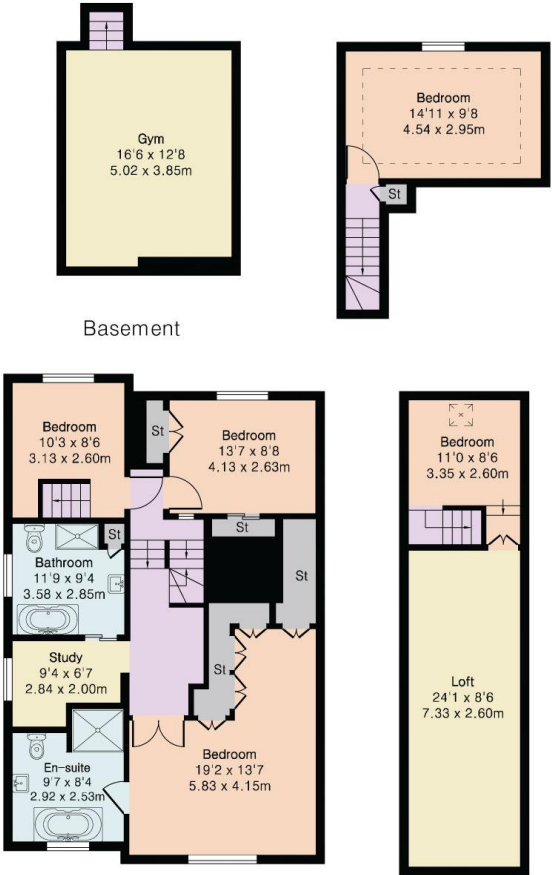
Local Authority:
Hertsmere
Council Tax Band: D
Tenure: FREEHOLD



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



Ground Floor



First Floor

Top Floor



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