



Haven, Blanche Lane  
South Mimms, Potters Bar EN6

# Haven, 47 Blanche Lane, South Mimms, Potters Bar EN6 3NZ

---

\*\*\* CHAIN FREE \*\*\*

Constructed to an exceptional specification, this impressive home is  
designed for modern family living.

At its heart lies a stunning fully integrated kitchen, complete with a central island and seamlessly opening into a spacious family and dining area. Bi-fold doors flood the space with natural light and create a wonderful connection to the patio, perfect for entertaining and indoor-outdoor living. In addition, the property offers two further reception rooms, five generous double bedrooms, two of which benefit from stylish en suite shower rooms and a well-appointed family bathroom.

Specification includes:

\*Built in November 2019 \*NHBC warranty expires December 2029 (3+ years remaining) \*South facing garden

\*Neff cooker, microwave & dishwasher \*Full video entry system \*Electric gates \*Skylights on top floor

\*Underfloor heating downstairs \*Electric garage door \*Exterior power sockets at the rear of the property

Externally, the property is approached via gated access, providing private parking and a single garage. The rear garden features an extensive paved patio spanning the full width of the property, ideal for al fresco dining, with steps rising to a landscaped lawn. Fully enclosed, the garden enjoys a pleasing degree of privacy, creating a tranquil outdoor retreat.

Situated in a prime location, South Mimms offers excellent transport links with easy access to the A1M and M25 motorways, ideal for commuters. Additionally, the nearby Potters Bar train station provides further convenience for the fast train into Kings Cross in 16 minutes.



ALARM  
CCTV











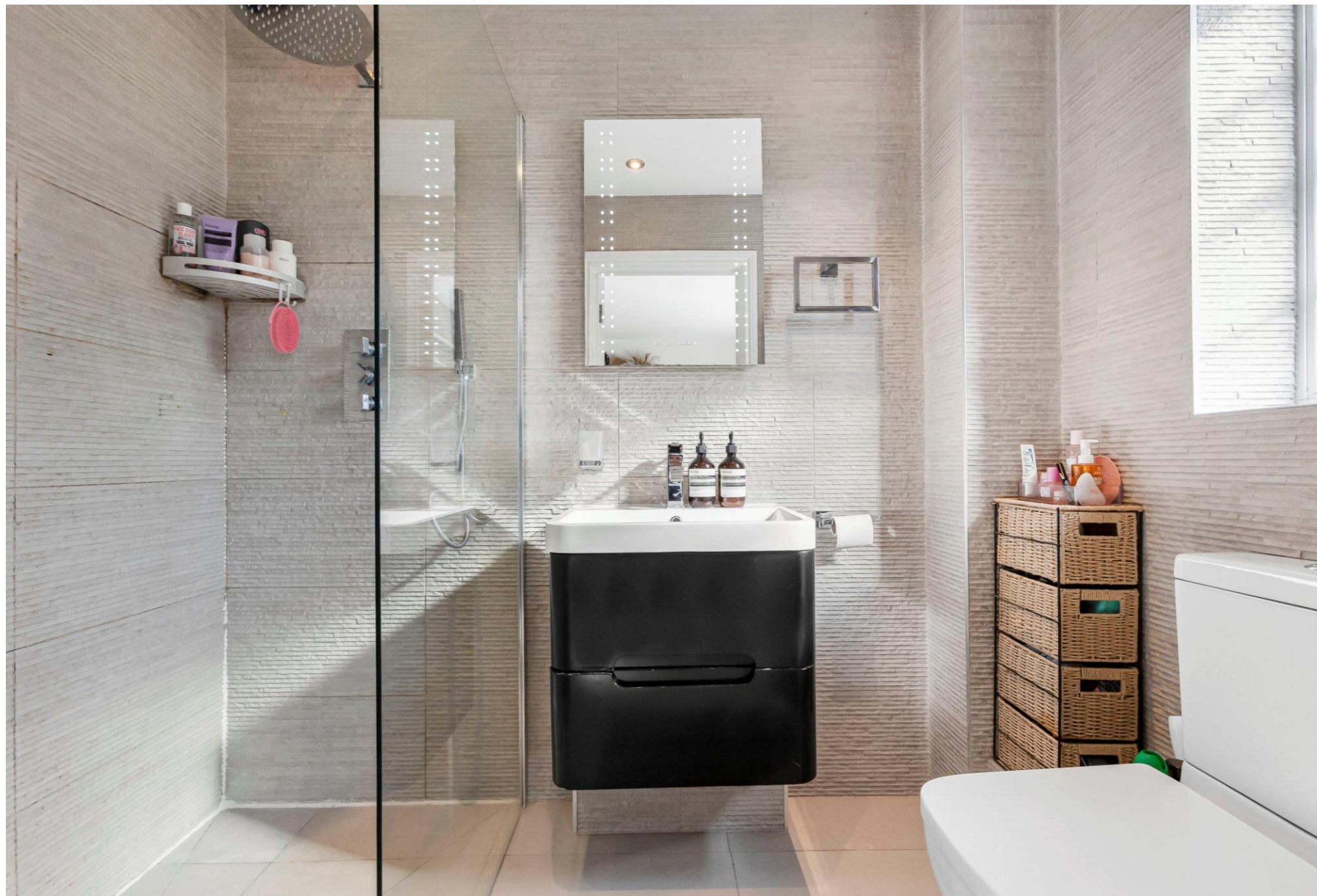






















PLANT DON'T FEAR SPICES AND HERBS

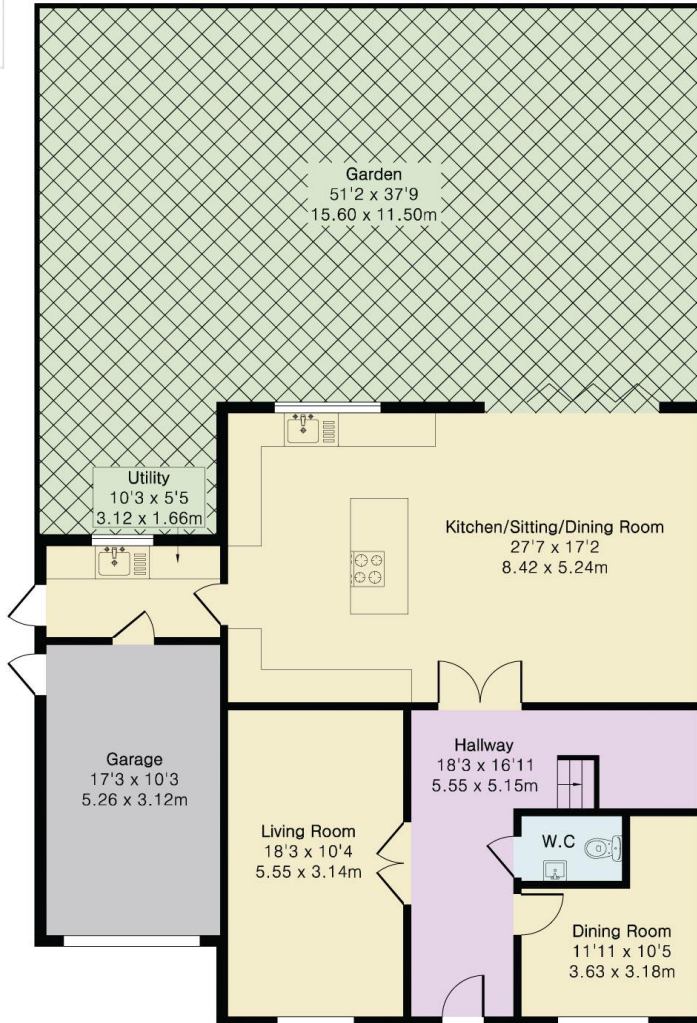
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	92 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Approximate Gross Internal Area 2600 sq ft - 241 sq m (Including Garage)

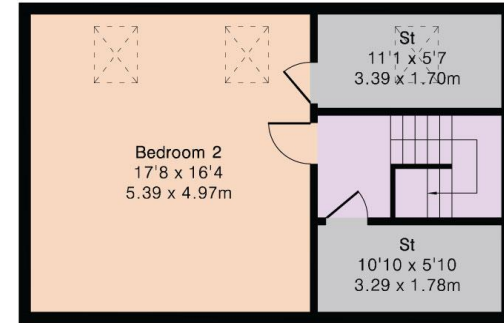
Ground Floor Area 1236 sq ft – 115 sq m  
 First Floor Area 875 sq ft – 81 sq m  
 Second Floor Area 489 sq ft – 45 sq m



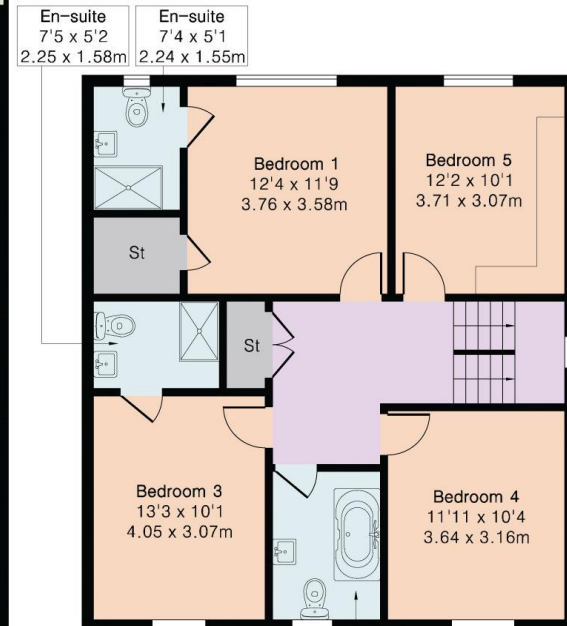
**Local Authority:**  
 Hertsmere Council  
**Council Tax Band:** G  
**FREEHOLD**



Ground Floor



Second Floor



First Floor

**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.



Brookmans  
Park Office

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: [brookmans@statons.com](mailto:brookmans@statons.com)

**STATONS**  
[www.statons.com](http://www.statons.com)