



Blanche Lane  
South Mymms EN6

# 69 Blanche Lane

## South Mymms EN6 3PA

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

**We are delighted to offer for sale this substantial and well presented four bedroom detached family home**

This impressive property offers generous and versatile living accommodation, perfectly suited to modern family life.

The ground floor opens with a spacious and welcoming entrance hall, creating an immediate sense of space and style. To the rear, a large living room with a defined dining area overlooks the garden, providing an ideal setting for both everyday living and entertaining. The modern kitchen/diner is both stylish and practical, offering ample storage and workspace.

To the front of the property there is an additional reception room, while a separate study leads through to the converted garage. This flexible area offers excellent versatility and can be used as an additional living space, playroom, home gym or office depending on your needs. A contemporary ground floor WC completes the downstairs accommodation.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The generous principal bedroom benefits from its own private en-suite shower room, while a modern family bathroom serves the remaining bedrooms, creating a highly practical layout for family living.

Externally, the property enjoys a beautifully maintained rear garden with a lovely patio area, perfect for outdoor dining and relaxation. To the front, a large driveway provides off-street parking for multiple vehicles, enhancing both convenience and the sense of space and luxury from the moment you arrive.

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.































# Approximate Gross Internal Area 1918 sq ft - 178 sq m

Ground Floor Area 1249 sq ft – 116 sq m

First Floor Area 669 sq ft – 62 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Local Authority:

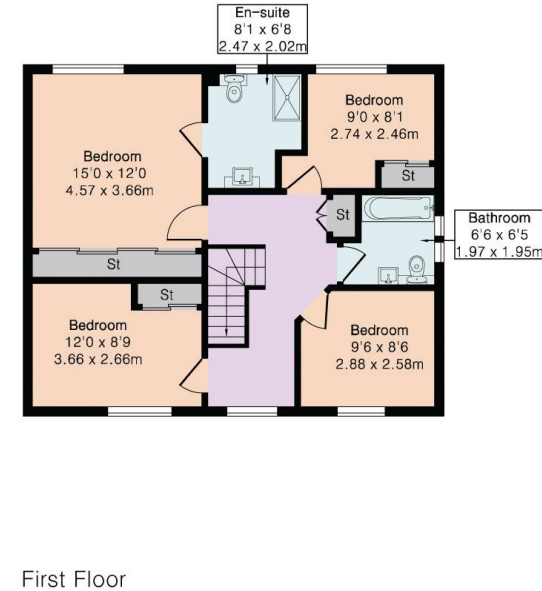
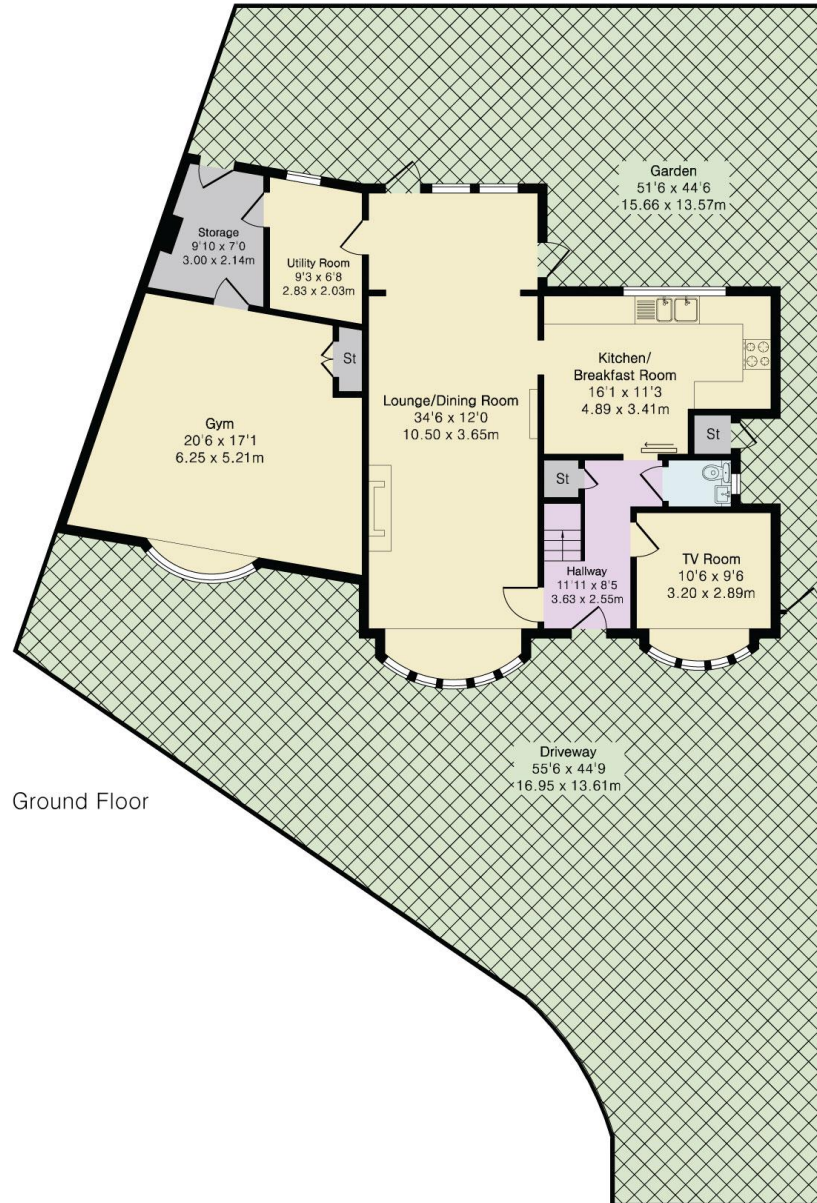
Hertsmere

Council Tax Band: G

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.





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)