



Blanche Lane
South Mimms EN6

63a Blanche Lane

South Mimms EN6 3PA

Exceptional Detached Family Home with Annexe, Swimming Pool & Gated Frontage

Set behind a secure gated frontage and beautifully presented throughout, this substantial detached residence offers an outstanding combination of versatile living space, leisure facilities and ancillary accommodation. Extending to approximately 2,676 sq ft (248 sq m) of internal accommodation, the property is ideally suited to modern family living, multi-generational occupation and entertaining on a grand scale.

The property is approached via a private gated entrance, creating an immediate sense of exclusivity and privacy. Upon entering, a welcoming reception hall provides access to the principal ground floor accommodation. The impressive dual-aspect reception room offers an excellent space for both formal entertaining and everyday family life, with direct access to a delightful conservatory overlooking the rear garden. The spacious kitchen/dining room is thoughtfully designed and well-appointed, providing the perfect hub of the home, whilst a cloakroom/WC completes the ground floor layout.

A particular feature of the property is the extensive lower ground floor level, currently arranged as a superb games room. Offering exceptional flexibility, this substantial space could be utilised as a family recreation room, cinema room, gym, home office suite or additional living accommodation, depending on individual requirements.

To the first floor are three generously proportioned double bedrooms. The principal suite benefits from fitted storage and a contemporary en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Ample storage is provided throughout the first-floor accommodation.

Complementing the main residence is a detached annexe, offering highly versatile accommodation ideal for dependent relatives, guest accommodation, a home business or potential rental opportunities. The annexe comprises a spacious studio/living area, bathroom and an additional first-floor room accessed via an attractive spiral staircase.

Externally, the property continues to impress. The mature rear garden provides a wonderful setting for outdoor entertaining and family enjoyment, whilst the outdoor swimming pool creates a true lifestyle feature rarely found in residential homes. A substantial detached garage provides excellent parking and storage facilities.

























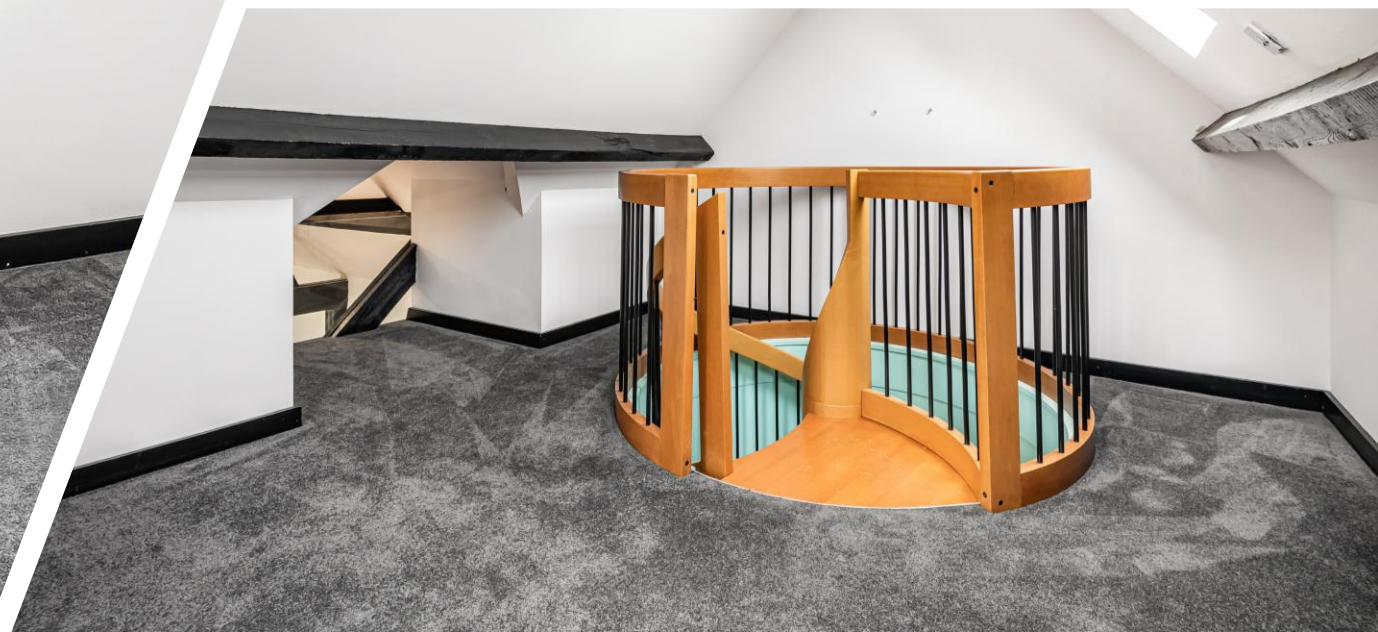


















Situated in a prime location, South Mimms offers excellent transport links with easy access to the A1M and M25 motorways, ideal for commuters. Additionally, the nearby Potters Bar train station provides further convenience for the fast train into Kings Cross in 16 minutes.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 2676 sq ft - 248 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 1022 sq ft – 95 sq m

First Floor Area 877 sq ft – 81 sq m

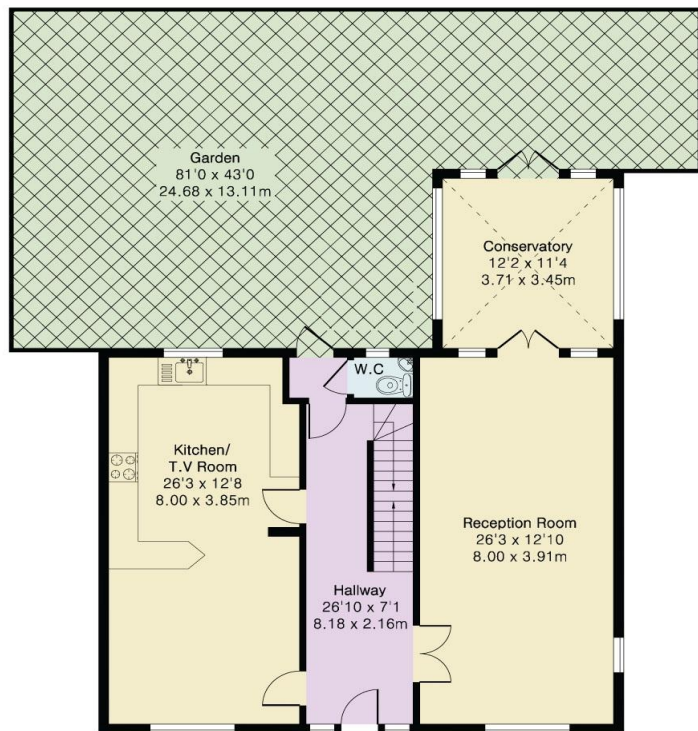
Annexe Ground Floor Area 613 sq ft – 57 sq m

Annexe First Floor Area 164 sq ft – 15 sq m

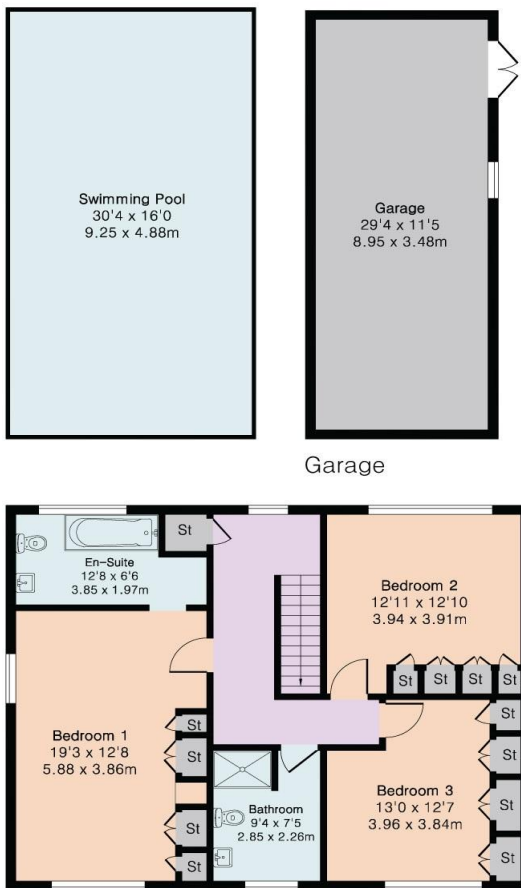
Garage Area 335 sq ft – 31 sq m

Outbuilding Area 400 sq ft – 37 sq m

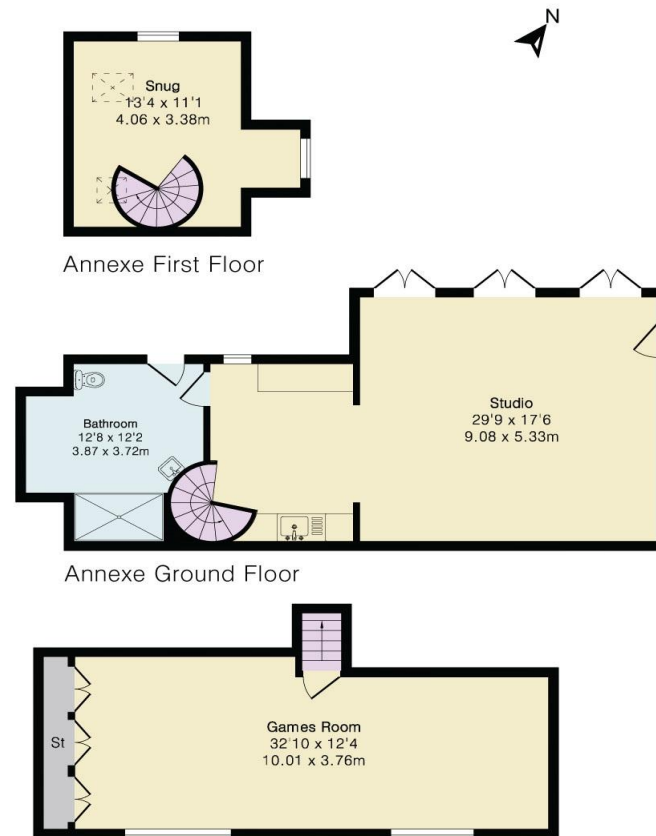
Local Authority:
Hertsmere
Council Tax Band: G
Tenure: FREEHOLD



Ground Floor



First Floor



Lower Ground 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.



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