

**Blanche Lane, South Mimms, EN6 3PD**



**Price: £1,850.00 p.c.m.  
Freehold**

Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**This turn of the century cottage has 3 bedrooms, one to the ground floor, 1 bathroom and 2 reception rooms. Off-street parking, west facing low maintenance courtyard garden and has lovely views overlooking the green. This is right in the heart of South Mimms Village opposite St. Giles Primary School.**

- 3 BEDROOMS
- PERIOD COTTAGE
- 2 RECEPTION ROOMS
- HEART OF THE VILLAGE
- COURTYARD WEST FACING REAR GARDEN
- OFF-STREET PARKING
- OVER LOOKING GREEN
- CLOSE TO PRIMARY SCHOOL

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## **FEATURES**

### **DESCRIPTION**

This turn of the century cottage has 3 bedrooms, one to the ground floor, 1 bathroom and 2 reception rooms. Off-street parking, low maintenance courtyard garden and has lovely views overlooking the green. This is right in the heart of South Mimms Village opposite St. Giles Primary School.

### **ACCOMMODATION**

ENTRANCE VESTIBULE  
ARCHWAY FROM LOUNGE TO KITCHEN  
SECOND RECEPTION ROOM (DUAL ASPECT)  
FAMILY BATHROOM  
BEDROOM 1  
BEDROOM 2  
BEDROOM 3  
COURTYARD WEST FACING REAR GARDEN  
OFF-STREET PARKING

### **LOCATION**

Blanche Lane is in the heart of the delightful village South Mimms. The primary school is just a few minutes walk away. Access to the M25 and A1(M) are only a short drive away.

### **SERVICES**

Gas Central Heating and Mains Drainage.

Council Tax Band D.

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

### **LOCAL AUTHORITY**

Hertsmere Council.

### **IMPORTANT NOTICE CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

\* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

\* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).



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**Ground Floor**  
Approximate Floor Area  
645 sq. ft.  
(59.9 sq. m.)



**First Floor**  
Approximate Floor Area  
283 sq. ft.  
(26.3 sq. m.)