



MIMMS HALL ROAD

EN6 3DU





Freehold

£649,950

Accommodation

This three bedroom semi detached home is ideally located on the ever popular Mimms Hall Road just moments from shops, post office, Tesco Express and Furze field Leisure centre and within good primary school catchment area of Wroxham and Cranborne Primary Schools. The property has recently been extended to the rear with this superb open plan lounge kitchen dining area with kitchen with island and breakfast bar, living room to front with crittle glass sliding doors that separate the lounge. There is also a downstairs toilet and bi-folding doors leading out on to the garden. The first floor has two double bedrooms, a single bedroom and bathroom with separate toilet.

Externally the property has garden to rear, shared driveway and potential for loft conversion subject to permitted development or planning permission.

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Mimms Hall Road, Hertfordshire EN6

Total Area: 110.9 m² ... 1193 ft² (excluding garb)
All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.