



BLACKHORSE LANE

EN6 3PR







Freehold

£425,000

Accommodation

\*OFFERED CHAIN FREE\*

A delightful two bedroom cottage style home ideally situated in this popular village of South Mimms just moments from Potters Bar Town Centre & BR Station.

The cottage is in good decorative order throughout and consists of Living room to the front, spacious kitchen diner to the rear, with a mixture of wall and floor units, quarry floor tiles and space for a dining table, to the rear a downstairs guest cloakroom and utility room with access into the garden.

The first floor benefits from a full width bedroom to the front, second bedroom with views over fields and a shower room.

Externally the property benefits from a private courtyard garden to the rear with stunning views over fields and gated access via the side of the property.

The A1 & M25 are also a few minutes drive from the property.

South Mimms is a small Village located on the borders of Potters Bar & Ridge. There is a local Village Primary School (St Giles C of E) as well as public houses within close proximity to this property. Potters Bar, London Colney & St.Albans are only a short drive away, and there is easy access to the A1 and M25.



BLACKHORSE LANE, SOUTH MIMMS, POTTERS BAR, HERTFORDSHIRE. EN6 3PR





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## Blackhorse Road, Hertfordshire EN6

Total Area: 69.0 m<sup>2</sup> ... 742 ft<sup>2</sup>

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.