



13 BLACKHORSE LANE, SOUTH MIMMS, POTTERS BAR EN6 3PR

Asking Price £350,000 | Freehold

ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS





## Property Overview

**\*\*CHAIN FREE\*\*** This three bedroom halls adjoining mid-terraced property is situated in the popular village location of South Mimms. The accommodation includes a lounge/dining room, kitchen, a ground floor bathroom and to the first floor there is a spacious main bedroom and two further bedrooms.

Externally there is a 72ft rear garden.

The property does require updating throughout and would therefore be perfect for a purchaser wishing to personalise their next home, or alternatively for investment buyers.







## Property Features

- LOUNGE/DINING ROOM: 13'1 x 12'7
- KITCHEN: 11'6 x 9'10
- 72FT REAR GARDEN
- CHAIN FREE
- BEDROOM 1: 15'4 x 11'6
- BEDROOM 2: 11'2 x 7'11
- BEDROOM 3: 7'7 x 6'11
- VILLAGE LOCATION

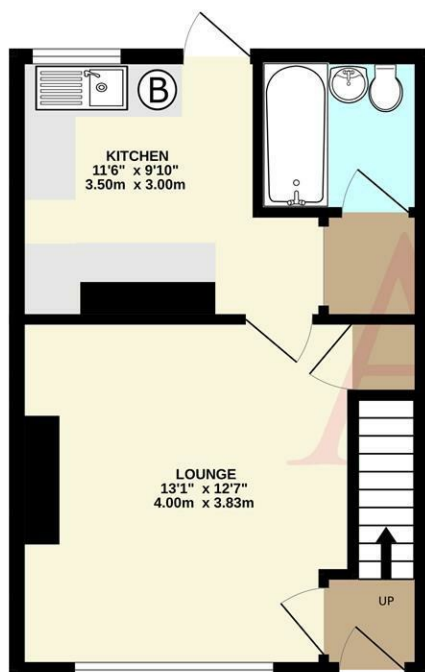
## Agents Notes

The property enjoys countryside views to the front.

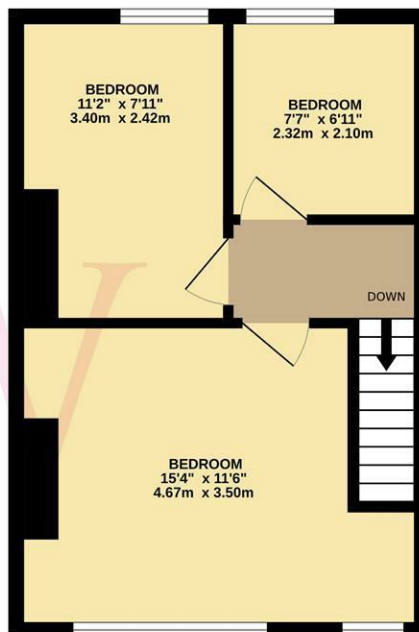
EPC RATING: C

COUNCIL TAX BAND: C

GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025.



## Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans park, Herts, AL9 7QR

01707 657181

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

### BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

### BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

### POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

**ANDREW WARD** EST. 1988  
ESTATE AGENTS