

The logo consists of a white outline of a house roof shape, with the text "MiHomes" in a white serif font centered within it.

MiHomes

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— BROOKSIDE SOUTH —



# Charming three-bedroom semi-detached house with excellent potential to extend (STPP)

Three bedroom property. Guide Price £575,000 – £625,000

Located on a residential street in East Barnet, bordering Southgate and Hampden Square, this charming three-bedroom semi-detached house offers a fantastic opportunity for families and buyers seeking a home with generous outdoor space and excellent potential to extend (subject to planning permission).



Measuring approximately 1,028 sq ft (95.6 sq m) internally, plus an additional 101 sq ft (9.4 sq m) of outbuildings, this home presents a versatile layout and a rare opportunity to create a bespoke family home. The property already benefits from side access, and the generous rear garden offers scope for a rear ground floor extension to create an impressive open-plan kitchen/dining/living "super room". There's also potential to convert the loft into an additional bedroom and bathroom (STPP), as seen in many neighbouring properties.

The ground floor is arranged with a welcoming entrance hallway, two separate reception rooms offering flexible living and dining spaces, and a well-proportioned kitchen overlooking the rear garden. There is also a handy understairs storage cupboard and external storage areas accessible from the side return.

Upstairs, the first floor comprises three bedrooms, two generous doubles and a third single room, along with a family bathroom and landing storage. The layout makes this an ideal home for growing families.

Externally, the large private rear garden is a standout feature, offering plenty of space for both relaxation and entertaining. A separate garden office/outbuilding provides additional usable space for work, hobbies, or storage, and there is side access from the front of the house, ideal for bikes, bins, or garden equipment.







## Location

Brookside South is a peaceful and desirable residential street in East Barnet, perfectly positioned on the borders of Southgate and Hampden Square. The area benefits from a friendly, community atmosphere while being close to a wealth of local amenities including shops, cafés, and restaurants.

Families will appreciate being in the catchment area for several highly regarded primary and secondary schools, making it a sought-after location for education. For outdoor leisure, Oak Hill Park is just a short stroll away, offering open green space, play areas, and sports facilities.

Excellent transport links are nearby, with Southgate Underground Station (Piccadilly Line) and Oakleigh Park Station (National Rail) providing easy access into central London. Several bus routes also serve the area well.

## Message from Owner

"This house has been part of my family for 30 years, originally owned by my grandparents and later passed down to me by my Nan, who I cared for here. It has seen a lot of love, laughter, and tears over the years, and you can still feel that warmth in its walls. While it's too big for my own needs now, it's ready for a new family to make their own memories here. The garden is peaceful and calming, the road is quiet and safe, and the neighbours are truly wonderful, it's a rare little community. With love and care, this house can become a forever home again, just as my Nan would have wanted."



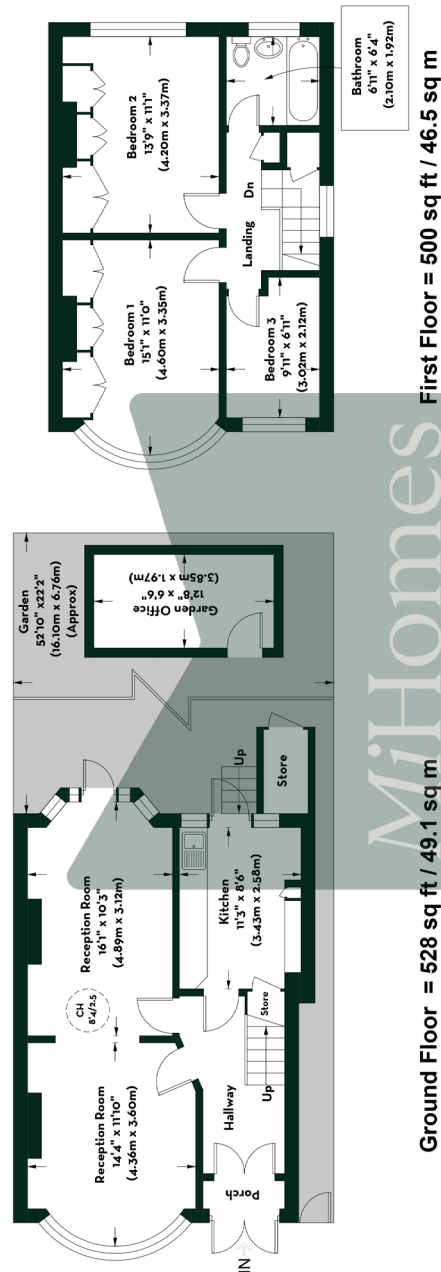
## Floorplan:

65 Brookside South, East Barnet,  
EN4 8LL

- Freehold
- Council tax: Band E
- Epc rating: D
- Approx. Gross internal floor area:  
1028 sq.ft / 95.6 sq.m
- Outbuildings:  
101 sq.ft / 9.4 sq.m
- Total:  
1129 sq.ft / 105 sq.m

## Property overview:

- 3 bedroom
- Freehold
- Semi detached
- Large garden
- Potential to extend (STPP)
- Within good school catchments
- Within walking distance to Oak Hill  
Park station
- Close to local amenities & easy access  
to the M25



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1235949)

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- 02 Low fall through rate (just 8%) compared to a national avg. of over 35%
- 03 An average of 9 weeks between sale agreed and completion
- 04 Outstanding client service (4.9/5 stars from over 470 google reviews)
- 05 Over 80% of generated business solely via recommendations

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