

# 22 BROOKSIDE, SOUTH MIMMS EN6 3PU

**Asking Price £450,000 | Freehold**

ANDREW WARD EST. 1988
ESTATE AGENTS







## Property Overview

A well presented three bedroom semi detached family house with pretty 80 ft rear garden and potential to extend into the loft and rear (subject to planning). The property offers well balanced living space comprising entrance hall, living room with feature fireplace, dining room with doors to garden and well fitted kitchen. To the first floor there are three bedrooms served by a fully tiled modern family bathroom. The property also benefits from a brick built outbuilding and store with mature gardens split into three sections with vegetable garden with green house and sheds.







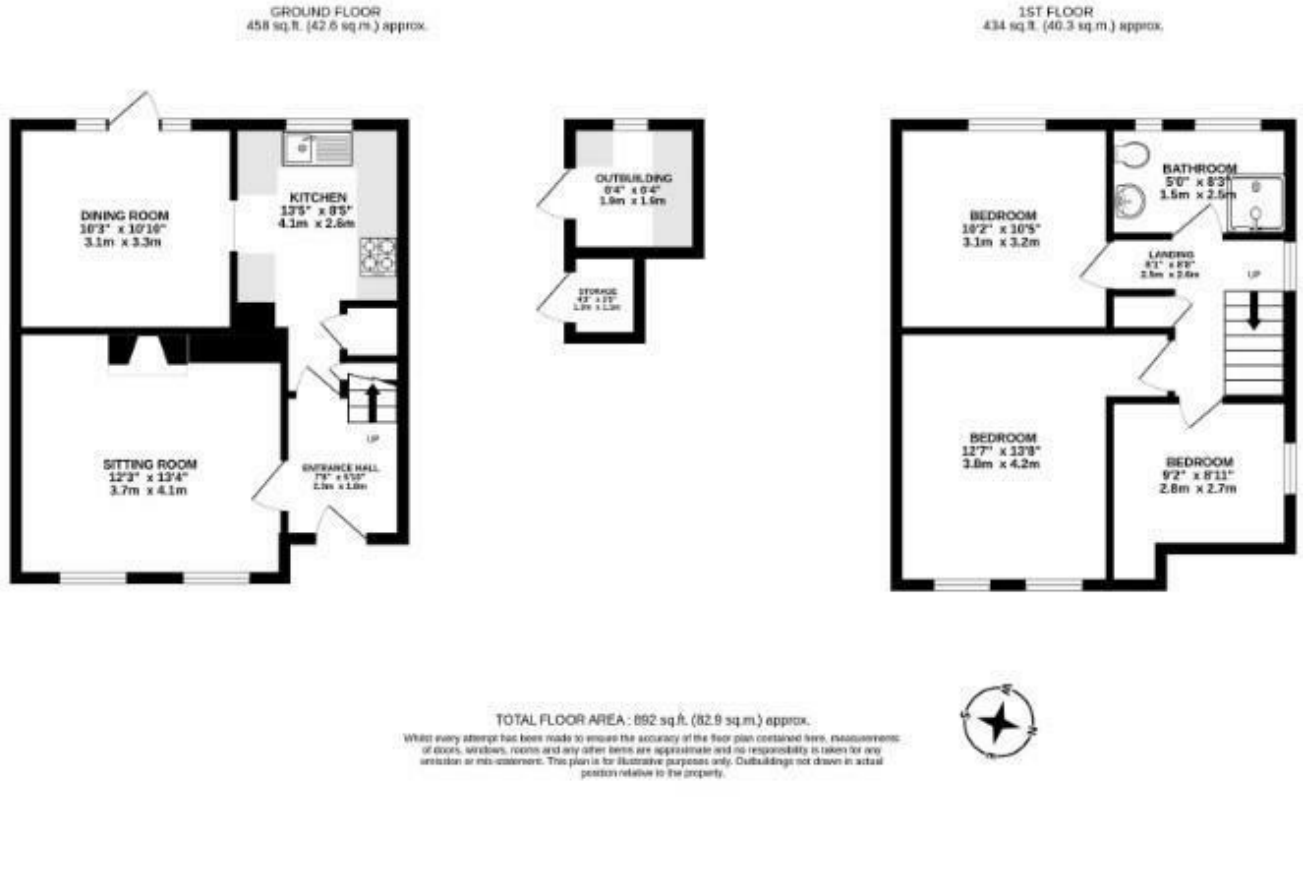


## Property Features

- Living Room
- Dining Room
- Kitchen
- Family Bathroom
- Chain Free
- Bedroom One
- Bedroom Two
- Bedroom Three
- Potential to Extend (STPP)
- 80ft Garden

## Agents Notes

The property is situated in this highly popular residential turning and comes to the market chain free. Features include double glazed windows, gas radiator central heating, large loft space with potential for loft conversion (STPP).
Viewings strictly by appointment.








## Contact us

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

**www.andrewward.co.uk**

## Our Offices

**BARNET**
175 High Street, Barnet EN5 5SU
**Tel: 020 8441 6000**
Email: barnet@andrewward.co.uk

**BROOKMANS PARK**
35 Bradmore Green, Brookmans Park AL9 7QR
**Tel: 01707 649779**
Email: brookmanspark@andrewward.co.uk

**POTTERS BAR**
149 High Street, Potters Bar EN6 5BB
**Tel: 01707 657181**
Email: 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