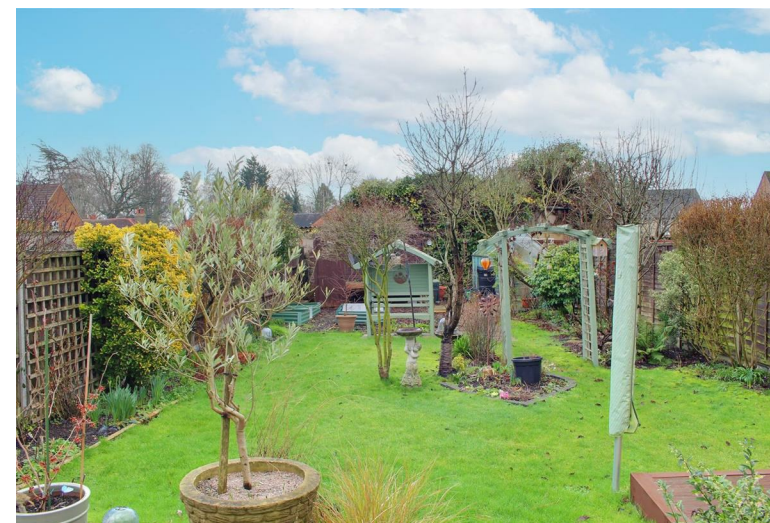




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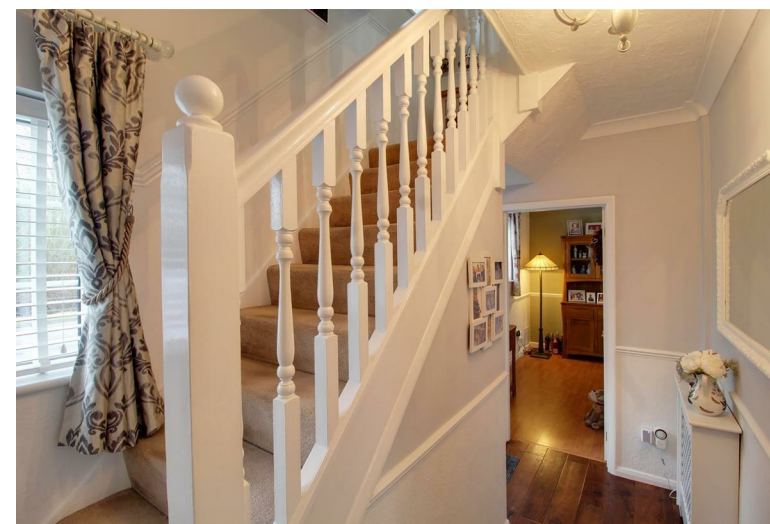
Asking Price £530,000 | Freehold

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Property Overview

A beautifully presented three bedroom extended semi detached family house with private drive and pretty mature 70ft rear garden. The property offers spacious and free flowing accommodation comprising entrance hall with cloakroom, generous size living room with feature fireplace with interconnecting doors to conservatory and modern fitted kitchen breakfast room. To the first floor there are three good size bedrooms enjoying far reaching views served by the family bathroom. The property is approached by an independent drive with parking with side access leading to a beautiful mature well stocked garden.





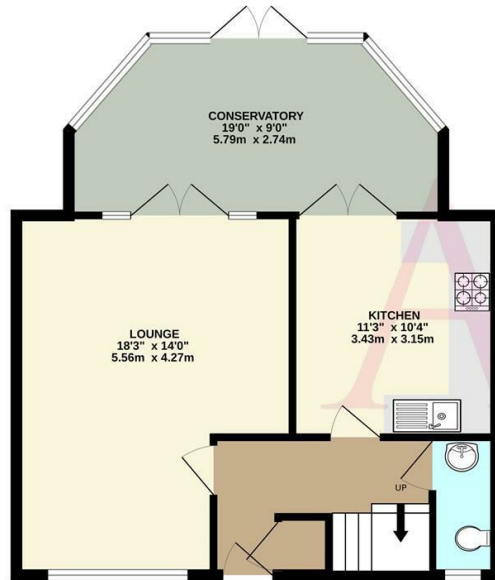
Property Features

- Living Room: 18'3 x 14'0
- Kitchen/Breakfast Room: 11'3 x 10'4
- Conservatory: 19'0 x 9'0
- Cloakroom
- Private Drive for Two Vehicles.
- Bedroom One: 13'0 x 11'9
- Bedroom Two: 11'9 x 10'4
- Bedroom Three: 10'0 x 6'0
- Family Bathroom
- 70ft Mature Garden

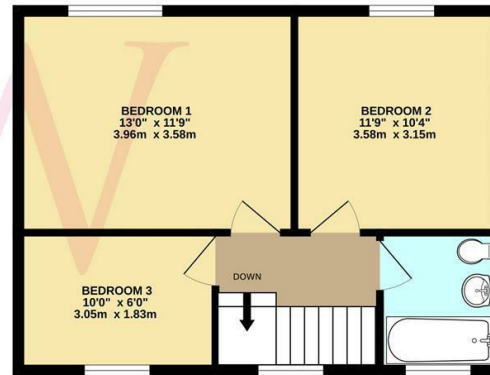
Agents Notes

Situated in the picturesque village of South Mymms towards the end of a no through road the property is conveniently situated to the local school and but a short drive to Potters Bar with its wealth of shopping facilities and mainline rail station into London (Kings Cross).

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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.
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Contact us

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

01707 649770

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

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

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