



7 BROOKSIDE, SOUTH MIMMS, POTTERS BAR EN6 3PT

Guide Price £475,000 | Freehold

ANDREW WARD EST 1988  
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## Property Overview

CHAIN FREE - Located in the popular village of South Mimms, a very well presented three bedroom mid terraced family house which benefits from having a shared passageway for side access. Features also include an entrance porch, living room to the front, the kitchen/diner has quartz work tops and a stable door to the garden, two double bedrooms. a good sized single bedroom which is currently used as an office and a first floor bathroom.

Externally, the front drive provides off street parking for two cars and the 45 ft rear garden has a brook running behind.

The property also provides great potential to extend both to the rear and to the loft, subject of course to the usual planning consents.



## Property Features

- ENTRANCE PORCH
- LIVING ROOM: 14'3 x 12'4
- KITCHEN/DINER: 17'2 x 8'10
- OFF STREET PARKING
- 45 FT REAR GARDEN
- BEDROOM 1: 12'4 x 12'1
- BEDROOM 2: 13'5 x 8'10
- BEDROOM 3: 10'2 x 8'0 (MAX)
- BATHROOM
- CHAIN FREE



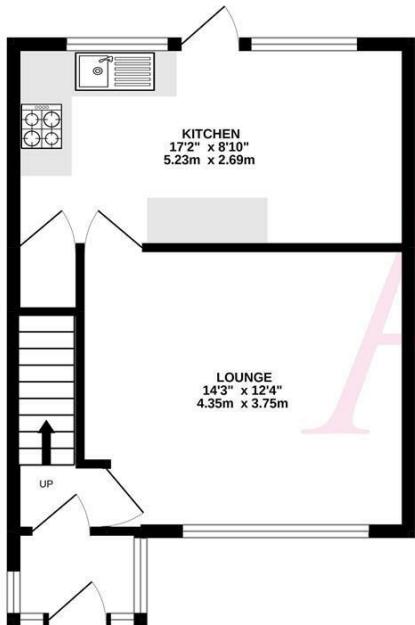
## Agents Notes

There is laminate wood flooring to the entrance hall, living room and kitchen/diner, the windows are double glazed except for the kitchen window, gas central heating (the combi boiler is located in the loft and the brick build shed has power).

EPC RATING: D

COUNCIL TAX BAND: D

GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq ft. (77.1 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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