



Bosworth Road
New Barnet, Barnet, EN5 5NA

£740,000



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A well presented THREE BEDROOM SEMI-DETACHED FAMILY HOME within a POPULAR RESIDENTIAL CUL-DE-SAC SETTING. The property is conveniently placed for local schools, NEW BARNET STATION and HIGH BARNET UNDERGROUND. The accommodation benefits from a cellar, sun room & terrace, HOME OFFICE/GYM, guest cloakroom, GARAGE and OFF STREET PARKING. There is also the POTENTIAL TO EXTEND (STPP) and a SOUTH FACING REAR GARDEN.

EPC : D

BASEMENT

Cellar

17'11 x 28'5 (5.46m x 8.66m)

Sun Room

17'11 x 11'7 (5.46m x 3.53m)

GROUND FLOOR

Hall

6'11 x 15'3 (2.11m x 4.65m)

Reception Room

11'10 x 14'8 (3.61m x 4.47m)

Reception Room

10'11 x 12'6 (3.33m x 3.81m)

Kitchen

6'11 x 10'4 (2.11m x 3.15m)





Guest Cloakroom

Garage

8'3 x 17'7 (2.51m x 5.36m)

Sun Terrace

8'3 x 11'0 (2.51m x 3.35m)

Sun Terrace

17'11 x 12'3 (5.46m x 3.73m)



GARDEN

26'1 x 38'6 (7.95m x 11.73m)

FIRST FLOOR

Landing

6'7 x 6'8 (2.01m x 2.03m)

Bedroom

11'4 x 14'8 (3.45m x 4.47m)

Bedroom

11'4 x 12'6 (3.45m x 3.81m)

Bedroom

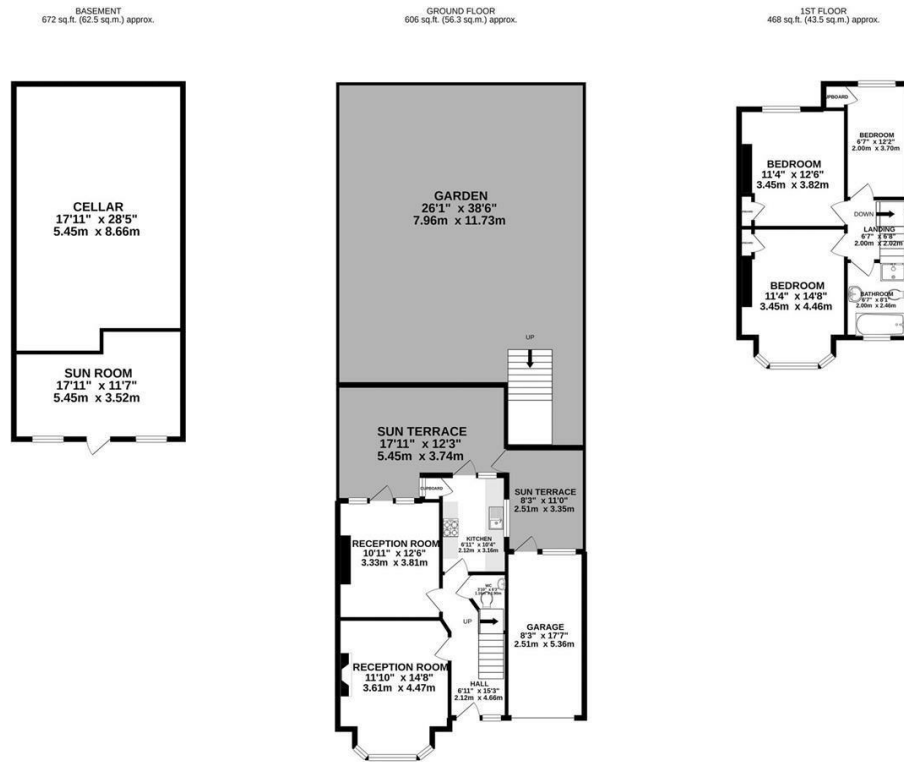
6'7 x 12'2 (2.01m x 3.71m)

Bathroom

6'7 x 8'1 (2.01m x 2.46m)



Floor Plan



TOTAL FLOOR AREA: 1746 sq.ft. (162.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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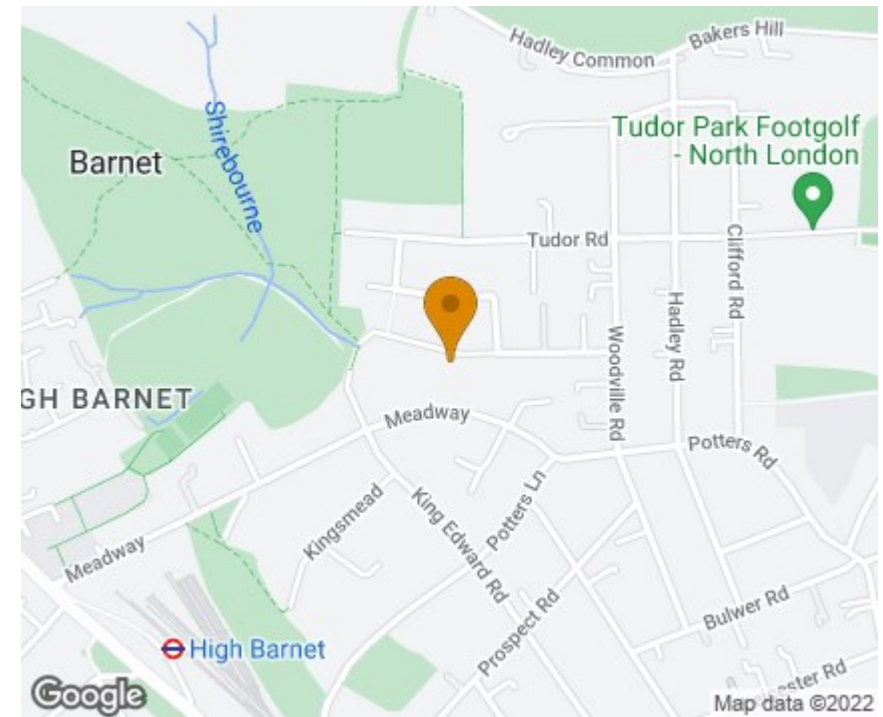


Viewing

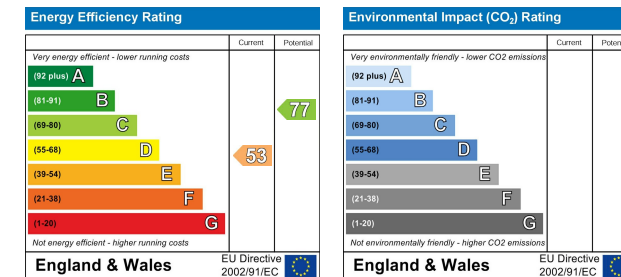
Please contact our Barnet Office on 0208 441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph



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